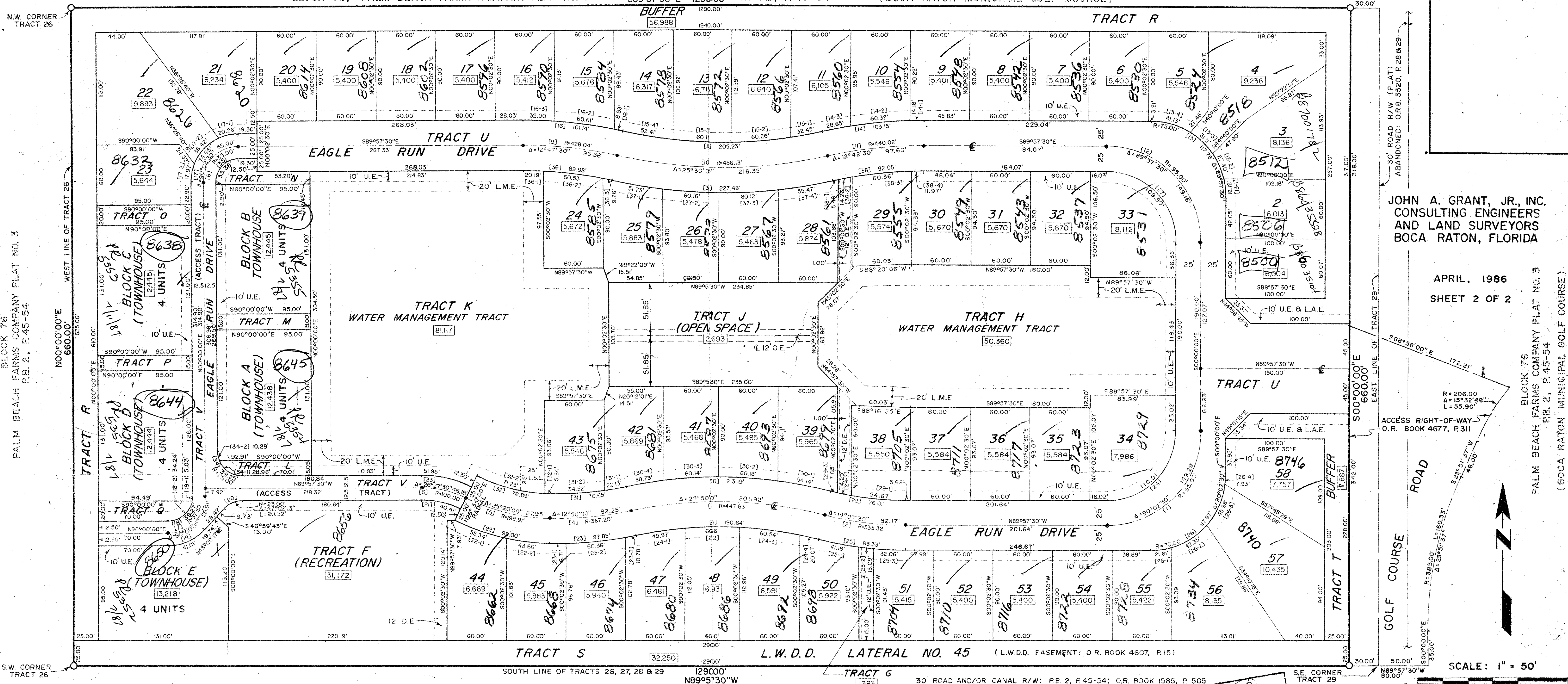


WEDGEWOOD ESTATES (P.U.D.)

A PLAT OF A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF TRACTS 26, 27, 28 AND A PORTION OF 29, BLOCK 76, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, PALM BEACH COUNTY, FLORIDA

116

BLOCK 76, PALM BEACH FARMS COMPANY PLAT NO. 3 S89°57'30"E 1290.00' P.B. 2, P.45-54 (BOCA RATON MUNICIPAL GOLF COURSE)



JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS
BOCA RATON, FLORIDA

APRIL, 1986
SHEET 2 OF 2

ACCESS RIGHT-OF-WAY
O.R. BOOK 4677, P.311

SCALE: 1" = 50'

BOCA GLADES NO. 3, P.B. 50, P.788 TABLE OF ARCS

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING	NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING	NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	95.00	149.29	90°02'30"	95.07	134.40	S45°01'15"W	17-2	47.50	36.42	43°55'34"	9.16	35.53	S43°38'15"W	30	472.83	213.19	25°50'00"	108.44	211.39	N88°45'00"W
2	333.32	82.17	14°07'30"	41.30	81.96	N88°53'45"W	17-3		17.97	21°40'28"	9.09	17.86	N10°50'14"W	30-1		54.14	06°33'36"	27.10	54.11	N79°06'48"W
3	447.83	201.92	25°50'00"	102.70	200.21	N88°45'00"W	18	25.00	39.27	90°00'00"	5.00	35.36	S45°00'00"W	30-2		60.16	07°17'33"	30.13	60.14	N86°02'22"W
4	367.20	82.25	12°50'00"	41.30	82.08	S84°45'00"W	18-1	25.00	5.03	11°32'13"	2.53	5.03	S05°46'07"W	30-3		60.14	07°17'33"	30.13	60.10	S86°40'13"W
5	198.91	87.95	25°20'00"	44.70	87.23	N76°10'00"W	18-2	25.00	34.24	78°27'47"	20.41	31.62	S90°46'07"W	30-4		38.73	04°41'34"	19.37	38.72	S80°40'47"W
6	100.00	46.19	26°27'30"	23.51	45.77	N76°43'45"W	19	50.00	41.01	46°59'43"	21.74	39.87	N66°30'09"E	31	342.20	76.65	12°50'00"	38.48	76.49	S84°45'00"W
7	37.50	58.91	90°00'00"	37.50	53.03	N45°00'00"E	20	25.00	20.52	47°02'13"	0.66	19.95	N66°31'23"E	31-1		22.13	03°42'19"	11.07	22.13	S80°11'10"W
8	35.00	55.00	90°02'30"	35.03	49.52	N45°01'15"E	21	87.50	40.41	26°27'30"	20.57	40.05	S76°43'45"E	31-2		54.52	09°07'41"	27.32	54.46	S86°36'10"W
9	428.04	95.56	12°47'30"	47.98	95.36	S83°33'45"E	22	223.91	99.00	25°20'00"	30.32	98.20	S76°10'00"E	32		76.89	25°20'00"	39.09	76.27	N76°10'00"W
10	486.13	216.35	25°30'00"	110.00	214.58	S89°55'00"E	22-1		55.34	14°09'35"	27.81	55.19	S70°34'47"E	32-1		5.64	01°51'32"	2.82	5.64	N87°54'14"W
11	440.02	97.60	12°42'30"	49.00	97.40	N83°41'15"E	22-2		43.66	11°10'25"	21.90	43.60	S83°14'47"E	32-2		71.25	23°28'28"	36.13	70.75	N75°14'14"W
12	95.00	149.16	89°57'30"			S44°58'45"E	23	392.20	87.85	12°50'00"	44.11	87.66	N84°45'00"E	33	112.50	51.95	26°27'30"	26.45	51.49	N76°43'45"W
13	75.00	117.76	89°57'30"	74.95	106.03	N44°58'45"W	23-1		16.71	02°26'25"	8.35	16.70	N89°56'48"E	34	25.00	39.25	89°57'30"	24.98	35.34	N45°58'45"W
13-1	18.12	13°50'37"		9.10	18.08	N06°55'18"W	23-2		60.36	08°49'04"	30.24	60.30	N84°19'03"E	35	22.50	35.36	90°02'30"	22.52	31.83	N45°01'15"E
13-2	27.40	20°55'39"		13.85	27.24	N24°18'26"W	23-3		10.78	01°34'31"	5.39	10.78	N79°07'16"E	36	403.04	89.98	12°47'30"	45.18	89.79	S83°33'45"E
13-3	31.11	23°46'20"		15.79	30.89	N46°38'26"W	24	422.83	190.64	25°50'00"	96.97	189.03	S88°45'00"E	36-1		20.19	02°52'13"	10.10	20.19	S88°31'23"E
13-4	41.13	31°24'54"		21.09	40.61	N74°15'03"W	24-1		49.97	06°46'16"	25.01	49.94	N81°43'08"E	36-2		60.53	08°36'18"	30.32	60.47	S82°40'08"E
14	465.02	103.15	12°42'30"	51.78	102.93	S83°41'15"W	24-2		60.06	08°08'17"	30.08	60.01	N89°10'25"E	36-3		9.26	01°18'59"	4.63	9.26	S77°49'29"E
14-1	14.18	01°44'49"		7.09	14.18	S89°10'06"W	24-3		60.54	08°12'13"	30.32	60.49	S82°39'20"E	37	511.13	227.48	25°30'00"	115.66	225.61	S89°55'00"E
14-2	60.32	07°25'54"		30.20	60.27	S84°34'44"W	24-4		20.07	02°43'14"	10.04	20.07	S77°11'37"E	37-1		51.73	05°47'58"	25.89	51.72	S80°03'59"E
14-3	28.65	03°31'47"		14.33	28.64	S79°05'54"W	25	358.32	88.33	14°07'30"	44.39	88.11	S82°53'45"E	37-2		60.16	06°44'36"	30.11	60.12	S86°20'16"E
15	461.13	205.23	25°30'00"	104.34	203.54	N89°55'00"W	25-1		41.18	06°35'04"	20.61	41.15	S79°07'32"E	37-3		60.12	06°44'22"	30.10	60.09	N86°55'15"E
15-1	32.45	04°01'54"		16.23	32.44	S79°20'57"W	25-2		15.09	02°24'48"	7.55	15.09	S83°37'28"E	37-4		55.47	06°13'04"	27.76	55.44	N80°26'32"E
15-2	60.26	07°29'17"		30.18	60.22	S85°06'33"W	25-3		32.06	05°07'16"	16.04	32.05	S87°23'41"E	38	415.02	92.05	12°42'30"	46.22	91.86	N83°41'15"E
15-3	60.11	07°28'04"		30.09	60.06	N87°24'47"W	26	75.00	117.87	90°02'30"	75.05	106.10	N45°01'15"E	38-1		5.46	00°45'15"	2.73	5.46	N77°42'38"E
15-4	52.41	06°30'45"		26.24	52.39	N80°25'22"W	26-1		21.61	16°30'24"	10.88	21.53	N81°47'18"E	38-2		14.26	01°58'07"	7.13	14.26	N79°04'19"E
16	453.04	101.14	12°47'30"	50.78	100.93	N83°33'45"W	26-2		42.35	32°21'05"	21.76	41.79	N57°21'34"E	38-3		60.36	08°20'01"	30.24	60.31	N84°13'23"E
16-1	8.53	01°04'44"		4.27	8.53	N77°42'22"W	26-3		45.98	35°07'45"	23.74	45.27	N23°37'09"E	38-4		11.97	01°39'07"	5.98	11.97	N89°12'56"E
16-2	60.81	07°39'58"		30.35	60.57	N82°04'43"W	26-4		7.93	06°03'16"	3.97	7.92	N03°01'38"E	34-1	25.00	39.25	89°57'30"	24.98	35.34	N45°58'45"W
16-3	32.00	04°02'48"		16.00	31.99	N87°56'06"W	27	70.00	109.90	89°57'30"	69.95	98.96	S44°58'45"E	34-2	25.00	39.25	89°57'30"	24.98	35.34	N45°58'45"W
17	47.50	74.65	90°02'30"	47.53	67.20	S45°01'15"W	28	70.00	110.01	90°02'30"	70.05	99.05	S45°01'15"W	29-1	308.32	150.67	25°30'00"	75.66	150.33	N82°53'45"W
17-1	20.26	24°26'28"		10.29	20.11	S77°49'16"W	29	308.32	76.01	14°07'30"	38.20	75.82	N82°53'45"W	29-2	308.32	76.01	14°07'30"	38.20	75.82	N82°53'45"W

NOTES:
Bearings shown hereon are based on an assumed bearing of Due South along the West line of the East 3000 feet of Tract 29, Block 76, Palm Beach Farms Co. Plat No. 3.
No buildings or any kind of construction shall be placed on utility or drainage easements.
No structures, trees or shrubs shall be placed on drainage easements or lake maintenance easements.
Approval of landscaping on utility easements, other than water and sewer shall be only with the approval of all utilities occupying same.

Legend:
○ PRM Indicates Permanent Reference Monument.
● PCP Indicates Permanent Control Point.
U.E. Indicates Utility Easement.
D.E. Indicates Drainage Easement.
L.M.E. Indicates Lake Maintenance Easement.
L.A.E. Indicates Limited Access Easement.
L.S.E. Indicates Lift Station Easement.

0504-002
This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431.
17/47/82

SUBDIVISION: Wedgewood Estates
BOOK: 55 PAGE: 116
FLUID ZONE: FLOOD MAP # 230B
QUAD: 55/116
GE: 33434

WEDGEWOOD ESTATES

DRAWING NUMBER
55/116

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