0211-033

38

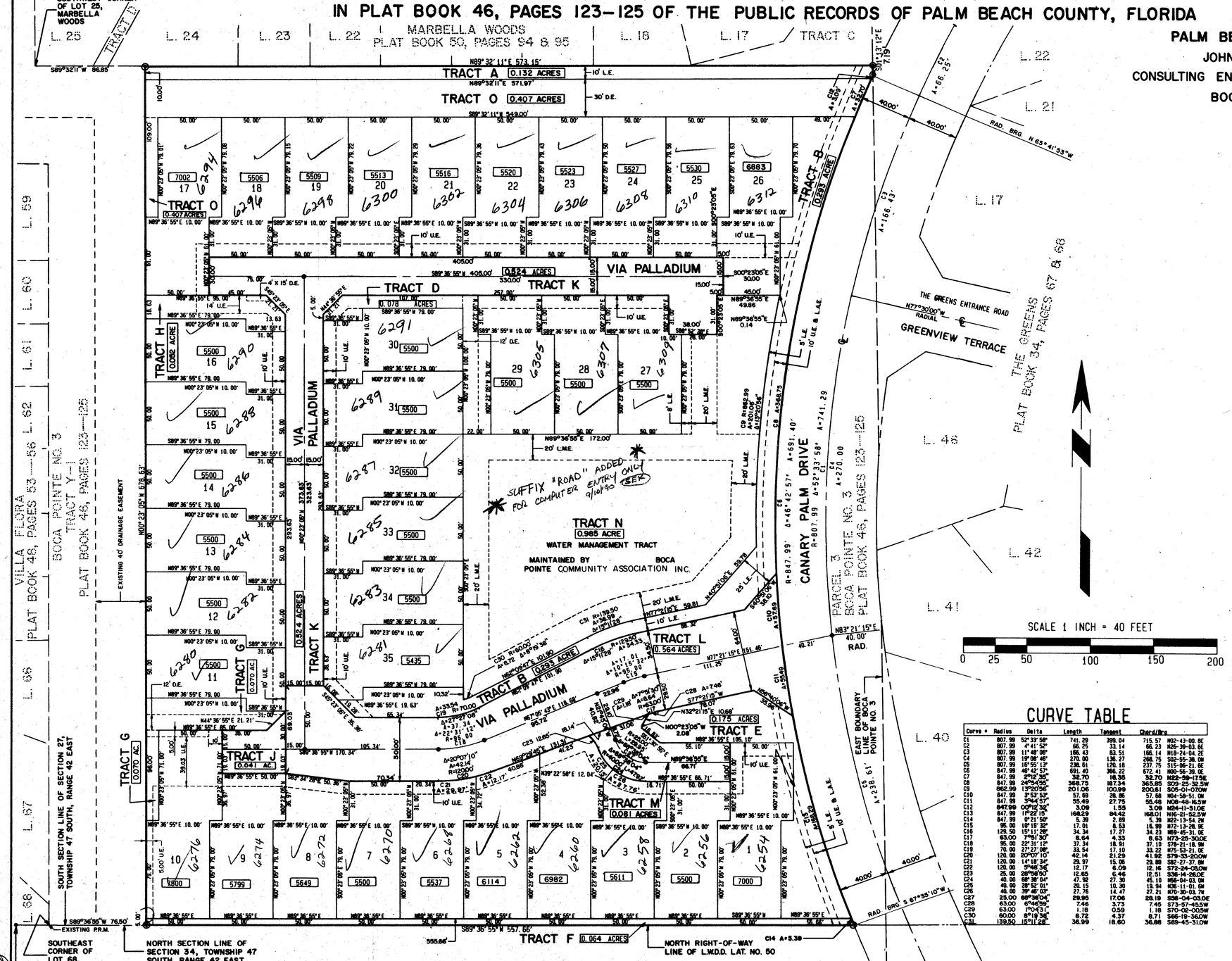
PART OF BOCA POINTE P.U.D.

PALLADIUM

A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST

AND ALSO BEING A REPLAT OF TRACT R, BOCA POINTE NO. 3, AS RECORDED

IN PLAT BOOK 46, PAGES 123–125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



PALM BEACH COUNTY, FLORIDA

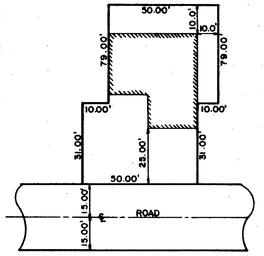
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SEPTEMBER 1989

SHEET 2 OF 2



TYPICAL LOT SHOWING ZERO LOT LINES N.T.S.

SCALE 1 INCH = 40 FEET

0 25 50 100 150 200

NOTE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County.

Bearings shown hereon are based on a bearing of S. 89°36'55" W., along the South section line of Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida.

There shall be no building or any kind of construction placed on utility or drainage easements. Construction or landscaping upon lake maintenance or lake maintenance access easements must be in conformance with applicable requirements of current subdivision, building and zoning codes and/or ordinances of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.

In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation and maintenance of drainage facilities.

○ P.R.M.	Indicates Permanent Referenced Monument
● P.C.P.	Indicates Permanent Control Point
◉ E.P.R.M.	Indicates Existing Permanent Referenced Monument
U.E.	Indicates Utility Easement
D.E.	Indicates Drainage Easement
L.A.E.	Indicates Limited Access Easement
L.M.E.	Indicates Lake Maintenance Easement
L.E.	Indicates Landscape Easement

This Instrument was Prepared By:

JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
3333 North Federal Highway
Boca Raton, FL 33431

CURVE TABLE

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	807.99	52°33'56"	741.29	399.04	715.57 N02-43-00.8E
C2	807.99	4°41'52"	66.25	33.14	66.23 N26-39-03.6E
C3	807.99	11°48'06"	166.43	83.51	166.14 N18-24-04.2E
C4	807.99	19°06'46"	270.00	136.27	268.75 S02-55-38.0W
C5	807.99	16°55'13"	238.61	120.18	237.75 S15-06-21.6E
C6	847.99	46°42'57"	691.40	366.22	672.41 N00-56-38.0E
C7	847.99	2°12'35"	32.70	16.35	32.70 N22-59-17.5E
C8	847.99	24°54'56"	368.75	187.34	365.85 S09-25-32.5W
C9	862.99	13°20'56"	201.06	100.99	200.61 S05-01-07.0W
C10	847.99	3°53'53"	57.69	28.85	57.68 N04-56-51.0W
C11	847.99	3°44'57"	55.49	27.75	55.46 N08-49-16.5W
C12	847.99	00°12'32"	3.09	1.55	3.09 N04-11-51.0E
C13	847.99	11°22'15"	168.29	84.42	168.01 N16-21-52.5W
C14	847.99	0°21'50"	5.39	2.69	5.39 N23-13-54.2W
C15	95.00	10°15'32"	17.01	8.53	16.99 N72-13-28.9E
C16	129.50	15°11'28"	34.34	17.27	34.23 N69-45-31.0E
C17	63.00	7°51'50"	8.64	4.33	8.63 N73-29-30.0E
C18	95.00	22°31'12"	37.34	18.91	37.10 S78-21-18.9W
C19	70.00	27°27'08"	33.54	17.10	33.22 N75-53-21.0E
C20	120.00	20°00'10"	42.14	21.29	41.92 S79-33-20.0W
C21	120.00	14°18'34"	29.97	15.06	29.88 S82-27-37.8W
C22	120.00	9°46'36"	12.17	6.09	12.16 S72-24-03.0W
C23	25.00	28°36'30"	12.65	6.46	12.51 S36-14-26.0E
C24	40.00	68°38'04"	47.92	27.30	45.10 N56-04-03.0W
C25	40.00	28°52'01"	20.15	10.30	19.94 N36-11-01.6W
C26	40.00	39°46'03"	27.76	14.47	27.21 N70-30-03.7W
C27	25.00	68°36'04"	29.93	17.06	28.19 S56-04-03.0E
C28	63.00	6°46'09"	7.46	3.73	7.45 S73-57-45.5W
C29	63.00	1°04'31"	1.18	0.59	1.18 S70-02-00.5W
C30	63.00	8°19'34"	8.72	4.37	8.71 S66-19-34.0W
C31	139.50	15°11'28"	36.99	18.60	36.88 S69-45-31.0W

SUBDIVISION Palladium
BOOK 66 PAGE 38
FLOOD ZONE X
FLOOD MAP # 2408
QUAD # 39 ZONING RS
SE 73-85 ZIP CODE 33433
PUD NAME Boca Pointe PUD
TAZ 686

0520-033
Pet. 73-85

ADD. BY BT
CHECKED BY

PART OF BOCA POINTE P.U.D./PALLADIUM

66/38