CONTROL NO. 0208-011

THIS INSTRUMENT PREPARED BY
LANDON M. CROSS OF
CARNAHAN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
ENGINEERS SURVEYORS PLANNERS
6191 WEST ATLANTIC BLVD. MARGATE, FLORIDA 33063

SEPT. 1992 870606R JSH

BOCA GREENS (WEST PHASE) P.U.D.

BOCA ISLES WEST PHASE 2A-1

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, LYING IN PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

111

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____
A.D., 199__ AND DULY RECORDED
IN PLAT BOOK ___ ON PAGES
_____ THROUGH _____
DOROTHY H. WILKEN, CLERK
BY: _____ DC

SHEET 2 OF 4 SHEETS

THIS SHEET

KEY MAP
N.T.S.

0 10' 20' 30' 40' 50' 100' 150' 200'
SCALE: 1"=50'

LEGEND:

P.O.B.	DENOTES POINT OF BEGINNING
O.R.B.	DENOTES OFFICIAL RECORD BOOK
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B.	DENOTES PLAT BOOK
P.U.D.	DENOTES PLANNED UNIT DEVELOPMENT
D.E.	DENOTES DRAINAGE EASEMENT
U.E.	DENOTES UTILITY EASEMENT
L.M.E.	DENOTES LAKE MAINTENANCE EASEMENT
L.A.E.	DENOTES LIMITED ACCESS EASEMENT
℄	DENOTES CENTER LINE
◉	DENOTES PERMANENT REFERENCE MONUMENT P.L.S. NO. 3348
O	DENOTES PERMANENT CONTROL POINT (P.C.P.)
D.	DENOTES CENTRAL ANGLE
R.	DENOTES RADIUS
A.	DENOTES ARC LENGTH
S.F.	DENOTES SQUARE FEET
(N.R.)	DENOTES NON-RADIAL
●	DENOTES FOUND PERMANENT REFERENCE MONUMENT P.L.S. NO. 3348

ACREAGE

NORTHWEST CORNER SECTION 12-47-41

NORTH LINE SECTION 12

N89°45'04"E 744.45'

S00°14'56"E 1550.25'

(NON-RADIAL) 198.43'

N89°03'46"E 20'L.M.E.

RADIUS BEARS N.68°58'35"E.

R-168.00' D-65°58'50" A-193.41'

PLAT LIMITS

(NON-RADIAL) N00°56'14"W 259.20'

20'L.M.E.

TRACT "D"
(WATER MANAGEMENT TRACT TO BE MAINTAINED BY THE BOCA ISLES PROPERTY OWNERS ASSOCIATION, INC.)
238,201 S.F.

S.69°23'12"W. 228.61'

S02°59'45"W 181.34' (RADIAL)

70.26'

(WATER MANAGEMENT TRACT) TRACT "A"

R-168.00' D-82°42'34" A-242.52'

A-316.34' D-46°07'48" A-135.26'

S.07°55'43"W. 51.48'

R-168.00' D-107°53'10" A-316.34'

D-46°07'48" A-135.26'

S57°15'36"E 115.00'

10231 S.F. 19314 PRM 5571

10231 S.F. 19315 PRM 5572

S34°52'12"W 115.00' 19323 PRM 2216

10231 S.F.

A-42.67' D-46°07'48"

S81°05'00"W 115.00' A-13.55' D-04°37'19"

A-138.52' 8921 S.F. 19331 PRM 2216

D-42°43'27"

S73°40'33"W 128.89' 24.03'

8 7951 S.F. 19333 PRM 2216

S73°40'33"W 115.00'

7 7500 S.F. 19347 PRM 3412

12'D.E.

S73°40'33"W 115.00' 6.84'

6 8405 S.F. 19355 PRM 2216

S61°43'15"W 115.00' D-05°30'47" A-25.02'

5 7814 S.F. 19363 PRM 2216

A-36.08' D-05°30'47" 38.21'

S56°12'28"E 115.00' 72.10'

4 8048 S.F. 19417 PRM 2216

N33°47'32"W 115.00' 90.00'

3 7500 S.F. 19409 PRM 2216

S33°47'32"E 115.00' 12'D.E. 65.22' 71.86'

2 7500 S.F. 19401 PRM 2216

S33°47'32"E 115.00' 14.10' 105.03'

1 8263 S.F. 19425 PRM 2216

N56°12'28"E 65.22' 299.91' 349.91'

(PRIVATE STREET)

TRACT "E" PRESERVE DRIVE

S78°47'32"E 35.36' 47.10'

N09°48'04"E 25.46'

S04°17'41"E 116.65'

S16°19'27"E 72.06'

R-260.00' D-17°28'05" A-79.27'

S33°47'32"E 38.27'

N56°12'28"E 160.00'

S33°47'32"E 115.00'

N56°12'28"E 49.91'

(RADIAL) S33°47'32"E 80.00'

R-440.00' D-46°12'13" A-354.82'

MATCH LINE

N10°00'15"E 617.25'

S10°00'15"W

RIGHT OF WAY LINE

100' D.E. ABANDONED PER (O.R.B. 1442 PGS 1073-1079 P.B.C.R.)

CAIN BOULEVARD (O.R.B. 6370 P. 1418-1434, P.B.C.R.)

PRESERVE DRIVE PLAT LIMITS

N38°19'55"E 35.36'

N83°19'55"E 35.48'

R-130.00' D-21°59'01" A-49.88'

S74°41'04"E 67.33'

S30°43'51"E 48.59'

RADIUS BEARS S.76°46'39"E.

TRACT "A" (LANDSCAPE BUFFER)

N83°19'55"E 115.00' 16.84'

9644 S.F. 19336 PRM 4900

D-06°25'37" A-60.57'

N89°45'32"E 115.00'

9746 S.F. 19344 PRM 4900

N82°06'52"E 115.00'

9360 S.F. 19352 PRM 4900

S79°59'45"E 115.00'

9223 S.F. 19360 PRM 4900

N79°59'45"W 115.00'

10799 S.F. 19368 PRM 4900

N72°11'22"W 115.00'

10998 S.F. 19376 PRM 4900

N5°51'10"W 115.00'

S06°40'05"E 84.10'

100' D.E. ABANDONED PER O.R.B. 7196 PGS 1-3 P.B.C.R.

R-2840.00' D-03°13'06" A-159.53'

D-16°40'20" A-157.13'

R-540.00' D-16°40'20" A-76.59'

D-08°07'36" A-73.47'

R-655.00' D-08°07'36" A-92.90'

TRACT "A" (LANDSCAPE BUFFER) D-16°40'20" A-190.59'

D-08°07'36" A-137.09'

D-02°07'07" A-24.22'

D-02°07'07" A-19.97'

D-02°07'07" A-39.30'

N10°00'15"E 165.62'

N10°00'15"E 80.20'

N10°00'15"E 59.30'

N10°00'15"E 59.30'

D-07°48'23" A-4.59'

D-07°48'23" A-75.62'

D-31°38'13" A-306.45' R-555.00'

D-11°06'48" A-106.89' R-550.00'

D-00°48'58" A-7.83'

D-00°48'58" A-84.58'

D-11°00'51" A-106.89' R-555.00'

D-31°38'13" A-306.45' R-555.00'

S.L.A.E. 38.92'

246.31'

178.49'

S.L.A.E.

20'D.E.

30'D.E.

P.O.B. SOUTHEAST CORNER TRACT "E" BOCA ISLES WEST PHASE 1A (PLAT BOOK 69 PAGE 182 P.B.C.R.)

PLAT LIMITS

40' 40'

BOCA ISLES WEST PHASE 1A (PLAT BOOK 69 PAGES 182-185 P.B.C.R.)

BOCA ISLES LANE

BOCA ISLES WEST PHASE 1B (PLAT BOOK 69 PAGES 193-194 P.B.C.R.)

LOST OAKS LANE

BLOCK 1 2 3 4 5 6

TRACT "E" PRESERVE DRIVE

PLAT LIMITS

20'L.M.E.

7' 13'

© 20' DRAINAGE/FLOWAGE EASEMENT

S14°53'24"E 60.96'

S79°31'20"W 70.30'

D-10°04'27" A-29.58'

N38°14'21"W 115.00'

D-46°07'48" A-42.67'

N14°22'09"W 115.00'

D-175°27'15" R-168.00' A-514.46'

D-46°07'48" A-135.26'

S.10°17'11"E 259.04'

N16°19'27"W 161.29'

KING COURT

S64°30'50"E 27.92'

33.33'

R-400.00' D-82°42'34" A-577.48'

R-25.00' D-50°07'54" A-21.87'

D-50°07'54" R-25.00' A-21.87'

D-280°15'48" R-25.00' A-122.29'

R-53.00' D-280°15'48" A-259.25'

N73°40'33"W 115.00'

S16°19'27"E (NR) 221.16'

25' 111.29' 107.14'

10'U.E.

TRACT "E"

D-46°07'48" A-135.26'

D-107°53'10" A-316.34'

S76°33'48"W 115.00' CH A-4.26' D-0°1'27.13"

S16°19'27"E 144.66' 72.79'

4.16' D-0°09'

D-46°07'48" A-42.67'

D-46°07'48" A-42.67'

S57°15'36"E 115.00'

S11°10'36"E

D-46°07'48" A-135.26'

D-46°07'48" A-42.67'

S34°52'12"W 115.00'

A-42.67' D-46°07'48"

A-42.67' D-46°07'48"

S81°05'00"W 115.00' A-13.55' D-04°37'19"

A-138.52' D-42°43'27"

S73°40'33"W 128.89' 24.03'

S73°40'33"W 115.00'

12'D.E.

S73°40'33"W 115.00' 6.84'

S61°43'15"W 115.00' D-05°30'47" A-25.02'

A-36.08' D-05°30'47" 38.21'

S56°12'28"E 115.00' 72.10'

N33°47'32"W 115.00' 90.00'

S33°47'32"E 115.00' 12'D.E. 65.22' 71.86'

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S16°19'27"E 72.06'

R-260.00' D-17°28'05" A-79.27'

S33°47'32"E 38.27'

N56°12'28"E 160.00'

S33°47'32"E 115.00'

N56°12'28"E 49.91'

(RADIAL) S33°47'32"E 80.00'

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S74°41'04"E 67.33'

S30°43'51"E 48.59'

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N82°06'52"E 115.00'

9360 S.F. 19352 PRM 4900

S79°59'45"E 115.00'

9223 S.F. 19360 PRM 4900

N79°59'45"W 115.00'

10799 S.F. 19368 PRM 4900

N72°11'22"W 115.00'

10998 S.F. 19376 PRM 4900

N5°51'10"W 115.00'

S06°40'05"E 84.10'

100' D.E. ABANDONED PER O.R.B. 7196 PGS 1-3 P.B.C.R.

R-2840.00' D-03°13'06" A-159.53'

D-16°40'20" A-157.13'

R-540.00' D-16°40'20" A-76.59'

D-08°07'36" A-73.47'

R-655.00' D-08°07'36" A-92.90'

TRACT "A" (LANDSCAPE BUFFER) D-16°40'20" A-190.59'

D-08°07'36" A-137.09'

D-02°07'07" A-24.22'

D-02°07'07" A-19.97'

D-02°07'07" A-39.30'

N10°00'15"E 165.62'

N10°00'15"E 80.20'

N10°00'15"E 59.30'

N10°00'15"E 59.30'

D-07°48'23" A-4.59'

D-07°48'23" A-75.62'

D-31°38'13" A-306.45' R-555.00'

D-11°06'48" A-106.89' R-550.00'

D-00°48'58" A-7.83'

D-00°48'58" A-84.58'

D-11°00'51" A-106.89' R-555.00'

D-31°38'13" A-306.45' R-555.00'

S.L.A.E. 38.92'

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P.O.B. SOUTHEAST CORNER TRACT "E" BOCA ISLES WEST PHASE 1A (PLAT BOOK 69 PAGE 182 P.B.C.R.)

PLAT LIMITS

40' 40'

BOCA GREENS PLAT NO. 7 (P.B. 41 PGS 88 & 89)