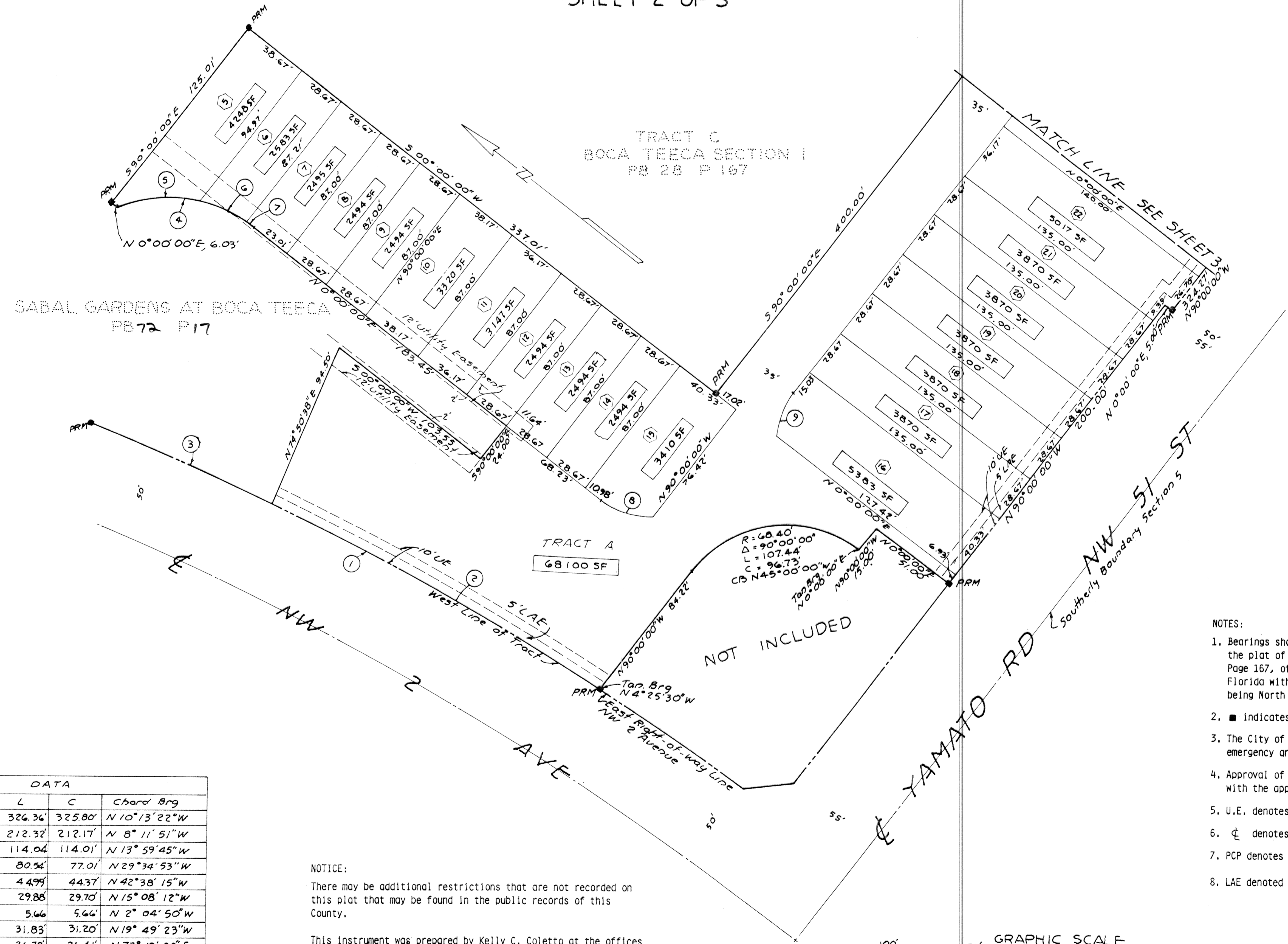


# SABAL GARDENS AT BOCA TEECA II

BEING A REPLAT OF TRACT C OF SABAL GARDEN AT BOCA TEECA AS RECORDED IN PLAT BOOK 72 PAGE 17 PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST CITY OF BOCA RATON PALM BEACH COUNTY FLORIDA

WALTER A. CORNNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS FEBRUARY 1994  
SHEET 2 OF 3



SABAL GARDENS AT BOCA TEECA  
PB 72 P 17

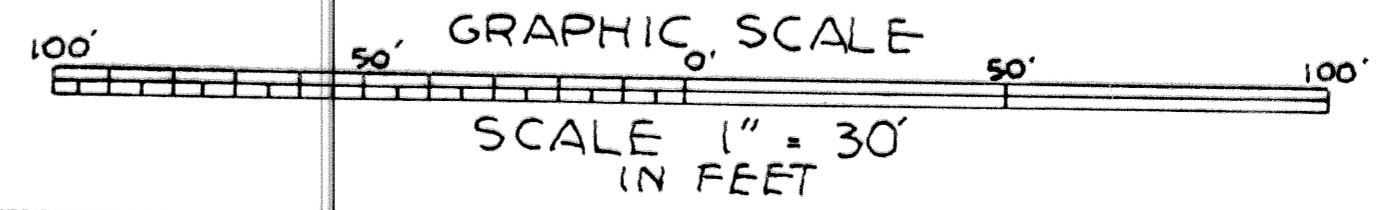
TRACT C  
BOCA TEECA SECTION I  
PB 28 P 167

TRACT A  
68100 SF

MATCH LINE SEE SHEET 3

NOT INCLUDED

- NOTES:
1. Bearings shown hereon are in accord with those shown on the plat of BOCA TEECA SECTION I, as shown in Plat Book 28 Page 167, of the public records of Palm Beach County, Florida with the North right-of-way of Northwest 51st Street being North 90°00'00" West.
  2. ■ indicates Permanent Reference Monuments (P.R.M.'s).
  3. The City of Boca Raton is granted the right of access for emergency and maintenance purposes.
  4. Approval of landscaping in utility easement shall be only with the approval of all utilities occupying the same.
  5. U.E. denotes utility easement.
  6. ⊕ denotes centerline.
  7. PCP denotes permanent control point.
  8. LAE denoted limited access easements.



NOTICE:  
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.  
  
This instrument was prepared by Kelly C. Coletto at the offices of Walter A. Cornnell, Inc., at 22 Southeast 4th Street, Boca Raton, Florida, 33432.

CURVE DATA					
N°	R	Δ	L	C	Chord Brg
1	1612.40	11° 35' 49"	326.36'	325.80'	N 10° 13' 22" W
2	1612.40	7° 32' 41"	212.32'	212.17'	N 8° 11' 51" W
3	1612.40	4° 03' 08"	114.04'	114.01'	N 13° 59' 45" W
4	78.00'	59° 09' 46"	80.34'	77.01'	N 29° 34' 53" W
5	78.00'	33° 03' 03"	4.499'	4.437'	N 42° 38' 15" W
6	78.00'	21° 57' 03"	29.88'	29.70'	N 15° 08' 12" W
7	78.00'	4° 09' 48"	5.66'	5.66'	N 2° 04' 50" W
8	46.00'	39° 38' 46"	31.83'	31.20'	N 19° 49' 23" W
9	46.00'	33° 22' 01"	26.79'	26.41'	N 73° 19' 06" E

SUBDIVISION: Sabal Gardens II  
 BOOK: 72  
 PAGE: 89  
 FLOOD MAP #:  
 QUAD #:  
 SE:  
 PUD NAME: C / Boca Raton  
 ZIP CODE:

T&Z 624