

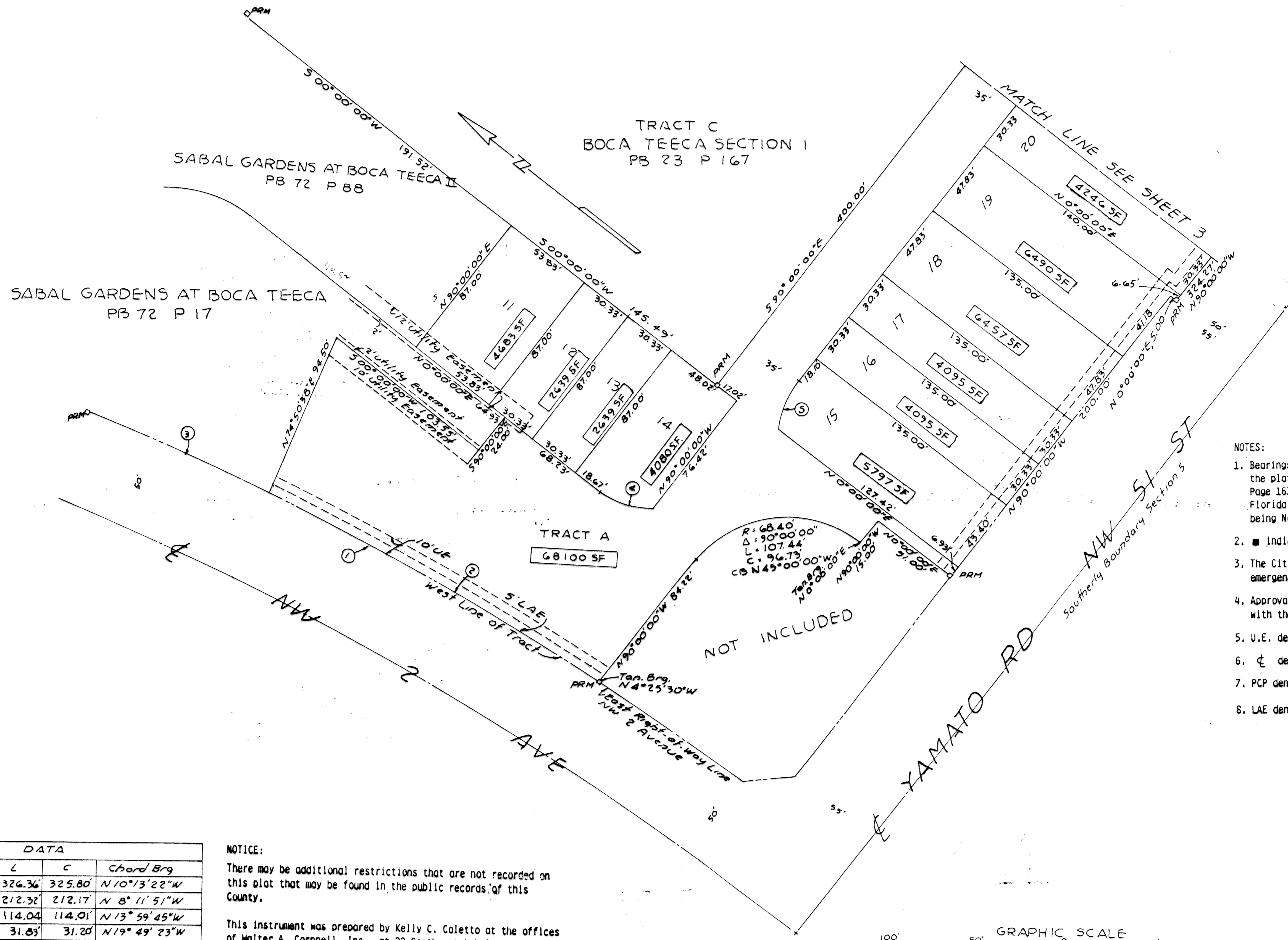
# SABAL GARDENS AT BOCA TEECA III

BEING A REPLAT OF LOTS 11 THRU 51 OF SABAL GARDENS AT BOCA TEECA II AS RECORDED IN PLAT BOOK 72 PAGE 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST

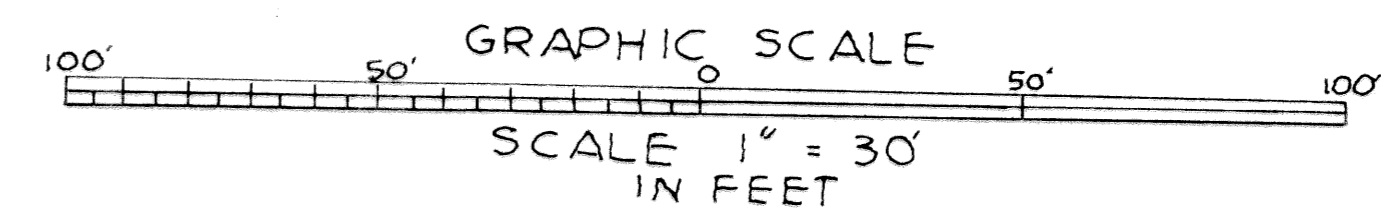
CITY OF BOCA RATON PALM BEACH COUNTY FLORIDA

WALTER A. CORNNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS MAY 1994

SHEET 2 OF 3



- NOTES:
- Bearings shown hereon are in accord with those shown on the plat of BOCA TEECA SECTION 1, 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.
  - Indicates Permanent Reference Monuments (P.R.M.'s).
  - The City of Boca Raton is granted the right of access for emergency and maintenance purposes.
  - Approval of landscaping in utility easement shall be only with the approval of all utilities occupying the same.
  - U.E. denotes utility easement.
  - ⊕ denotes centerline.
  - PCP denotes permanent control point.
  - LAE denotes limited access easements.



| N° | R       | Δ         | L      | C      | Chord/Brg     |
|----|---------|-----------|--------|--------|---------------|
| 1  | 1612.40 | 11°35'49" | 326.36 | 325.80 | N10°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 | N13°59'45"W   |
| 4  | 46.00   | 39°38'46" | 31.83  | 31.20  | N19°49'23"W   |
| 5  | 46.00   | 33°22'01" | 26.79  | 26.41  | N73°19'00"E   |

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. Cornell, Inc., at 22 Southeast 4th Street, Boca Raton, Florida, 33432.

SUBDIVISION \* SABAL GARDENS AT BOCA TEECA III  
 BOOK 73 FLOOD MAP # 145  
 QUAD # ZONING  
 SE ZIP CODE  
 SUB NAME C) BOCA RATON