

OAKBROOK OF BOCA WEST - P. U. D. - REPLAT NO. 1

A PLAT OF A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOTS 19 AND 20 OF OAKBROOK OF BOCA WEST - P. U. D. AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

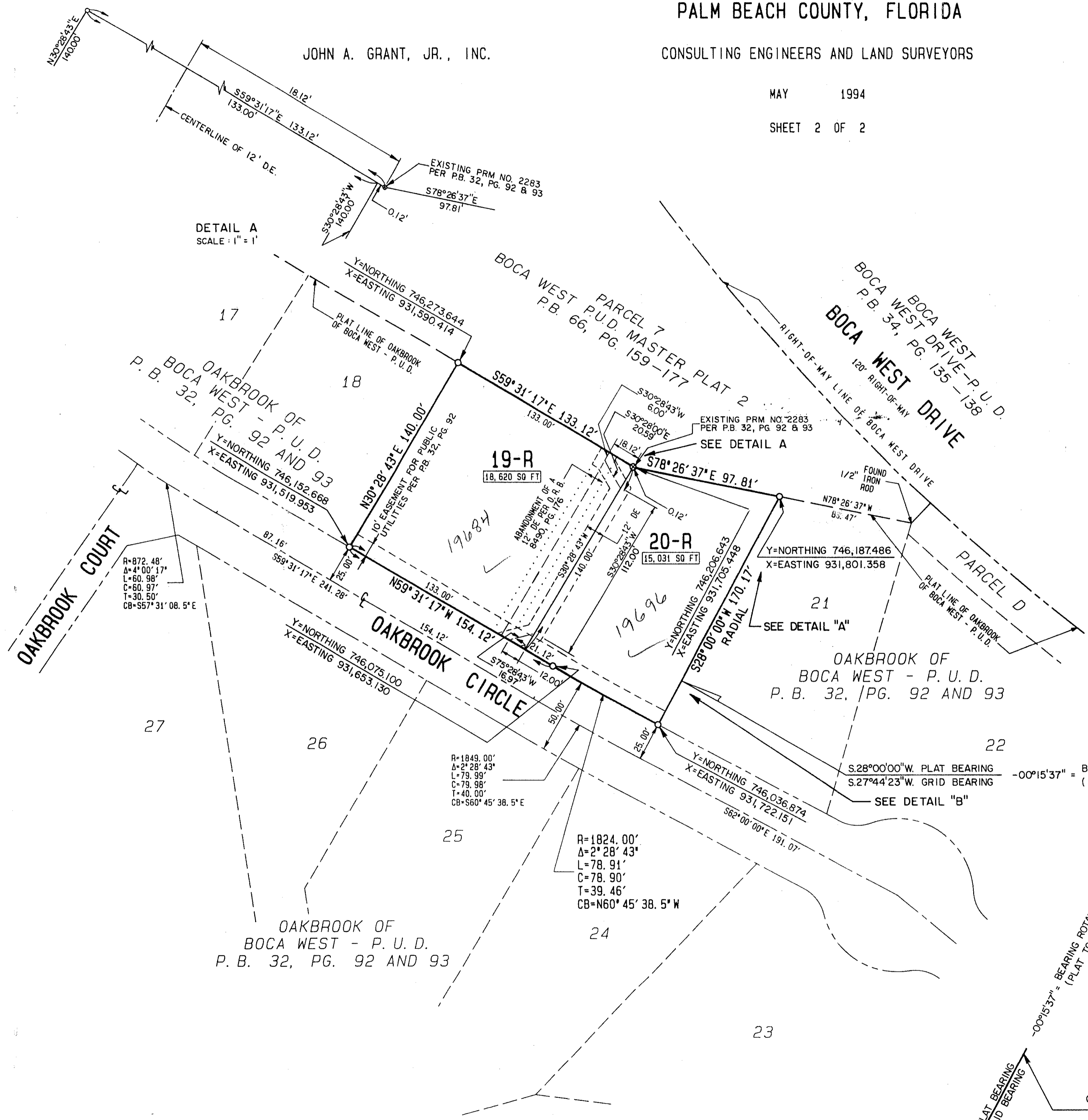
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1994

SHEET 2 OF 2



NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N. 30° 28' 43" E. ALONG THE WEST LINE OF LOT 19 OF OAKBROOK OF BOCA WEST - P. U. D. AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- C CHORD
- CB CHORD BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 2283
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- P.B. PLAT BOOK
- O. R. B. OFFICIAL RECORDS BOOK
- D. B. DEED BOOK
- PG. PAGE
- 19-R LOT NUMBER

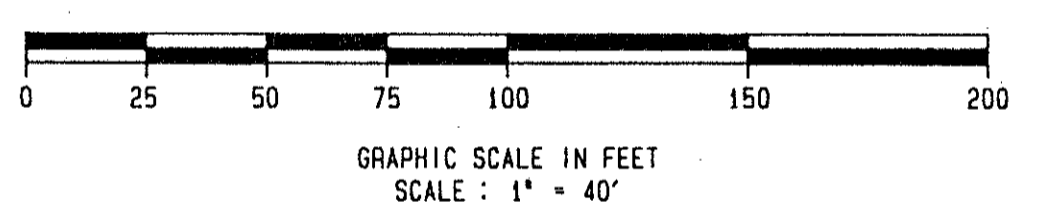
NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM=NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000420 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

COMMON LINE BETWEEN EXISTING PLAT AND REPLAT WEST LINE OF LOT 21 PER PLAT BOOK 32, PAGES 92 AND 93

DETAIL "B"



THIS INSTRUMENT WAS PREPARED BY : JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER : (407) 395-3333

EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST Y=NORTHING 747,305.424 X=EASTING 933,024.298

Y=NORTHING 746,187.486 X=EASTING 931,801.358

Y=NORTHING 746,187.486 X=EASTING 931,801.358

Y=NORTHING 744,598.773 X=EASTING 933,100.034

SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST

NOTE: ALL BEARINGS ARE A GRID BEARING.

DETAIL "A" SCALE: 1" = 600'

PET. 85-7
5/3/3/M

75/100

Northern Survey
Hamlet
Boca West PUD

SUBDIVISION = Oakbrook of Boca West
PLAT No. 1
PAGE 60
FLOOD MAP # 2306
ZONING AR
QUAD # S3
SE 85-7
PUD NAME 9147/42

5/11/94
5/11/94
5/11/94

TAZ 607

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