A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

BOCA FALLS - PARCEL "O"

BEING A REPLAT OF ALL OF PARCEL "O" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SHEET 2 OF 2 OCTOBER, 1994

201-020

29

PET. 80-47B
ALLOC #0001 (PARKS, SCHOOLS & ROADS)
5/3/3/M
ROADS - $1139.00 PER UNIT

N

0 8 20 40 80 120

SCALE: 1" = 40'

LEGEND:

- ■ - PERMANENT REFERENCE MONUMENT, PLS #4213
- ● - PERMANENT CONTROL POINT, PLS #4213
- Δ - DELTA ANGLE
- A - ARC LENGTH
- B.E. - BUFFER EASEMENT
- D.E. - DRAINAGE EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT

"BURMA" FOUND P.B.C. BRASS DISK IN CONC. MON. — N 738450.7720, E 906566.2870

"YVONNE" FOUND P.B.C. BRASS DISK IN CONC. MON. — N 735966.4580, E 906606.2450

N 00°55'17.3" W (GRID) 2484.64' / N 00°54'09.3" W (PLAT) 2484.61'

S 82°53'42.4" E (GRID) / S 82°52'33.4" E (PLAT) 4532.17' / 4532.12'

N 736527.0251, E 902108.8726

N 736382.3127, E 902396.0979

N 736382.1793, E 901744.6113

N 736328.8232, E 902639.9192

N 736246.7167, E 902706.4171

N 736052.8619, E 902675.5525

N 735810.2300, E 901941.7786

FOUND PERMANENT MONUMENT, P.L.S. #4213 PLAT OF BOCA FALLS - PLAT ONE (P.B. 73, PGS. 124-131)

(SURVEY TIED) S 43°08'30" W 312.20'

TRACT "L3" BOCA FALLS - PLAT ONE (P.B. 73, PGS. 124-131)

TRACT "L5" BOCA FALLS - PLAT ONE (P.B. 73, PGS. 124-131)

TRACT "OS8" (P.B. 73, PGS. 124-131)

TRACT "OS14" (P.B. 73, PGS. 124-131)

PARCEL "M" BOCA FALLS - PLAT ONE (P.B. 73, PGS. 124-131)

LIMITS OF PLAT

HYLAND CIRCLE

TRACT "A"

TRACT "B"

TRACT "C"

BOCA FALLS DRIVE (80' R/W)

R=1370.00' Δ=11°47'24" A=281.91'

R=262.00' Δ=99°22'34" A=454.42'

R=262.00' Δ=82°08'45" A=375.63'

R=503.00' Δ=28°44'01" A=252.25'

R=890.00' Δ=1°11'32" A=18.52'

R=890.00' Δ=5°26'23" A=84.50'

S 63°14'26" E 321.62'

N 88°01'33" E 67.61'

S 01°58'27" E 179.84'

S 88°44'34" W 479.44'

N 88°44'34" E 471.53'

N 63°14'26" W 172.71'

N 63°14'26" W 96.83'

N 88°44'34" E 38.21'

N 83°24'10" W (N.R.)

S 86°50'01" W RADIAL

LOTS 1-47, TRACT "A", TRACT "B", TRACT "C"

SFD's

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.S.M. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

BASIS OF BEARINGS

SUBDIVISION = BOCA FALLS-PARCEL "O"
BOOK 76 PAGE 29
FLOOD ZONE A0-1 FLOOD MAP # 1008
QUAD # 69 ZONING RT
SEC 22 TWP 47 RGE 41 ZIP CODE 33442
PLAT NAME: A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

TA2-778

BAY WINDS PUD PARCEL O

76/29

BOCA FALLS PARCEL O 0201-020