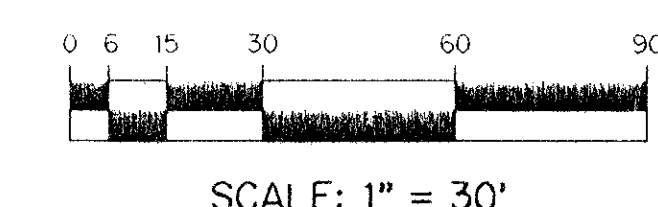


A PART OF THE BAY WINDS PLANNED UNIT DEVELOPMENT

BOCA FALLS - PARCEL "Q"

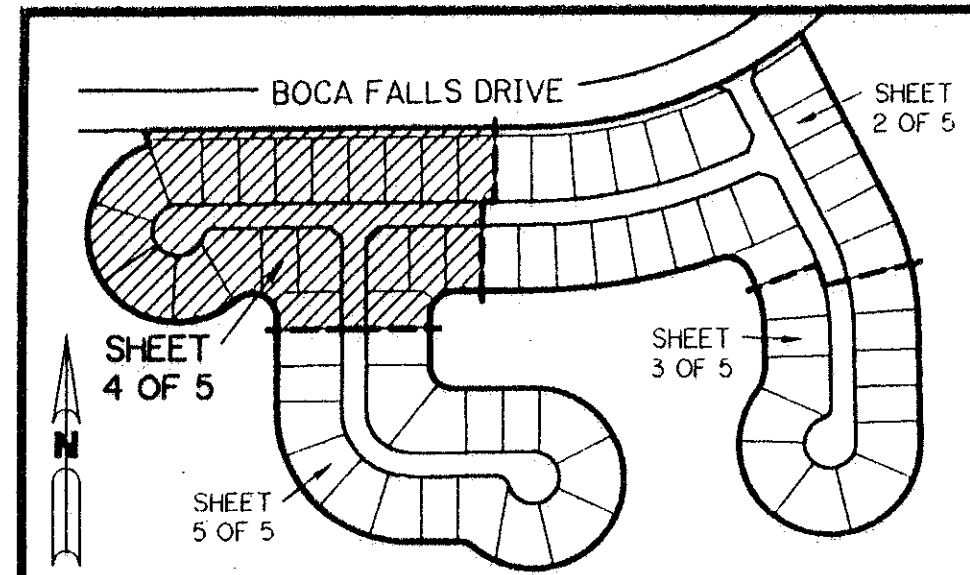
BEING A REPLAT OF A PORTION OF PARCEL "Z" ACCORDING TO THE PLAT OF BOCA FALLS - PLAT ONE AS RECORDED IN PLAT BOOK 73, PAGES 124 THROUGH 131, INCLUSIVE, AND ALL OF TRACT "OS3" ACCORDING TO THE PLAT OF BOCA FALLS DRIVE, NORTH HALF OF BOCA FALLS DRIVE AS RECORDED IN PLAT BOOK 16, PAGES 105 THROUGH 107, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 4 OF 5 JANUARY, 1996



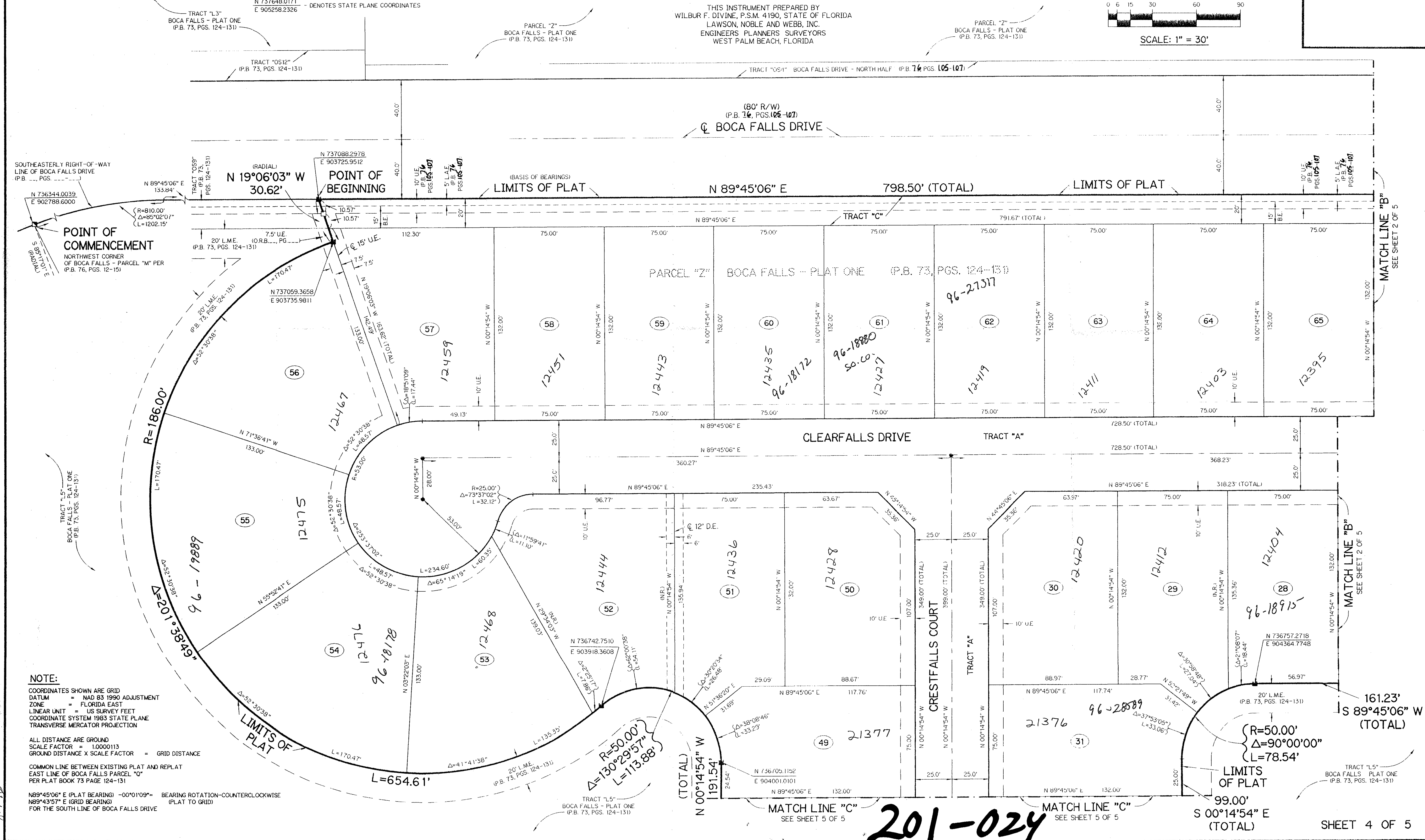
LEGEND:

- - PERMANENT REFERENCE MONUMENT, PSM #4190
- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4190
- - FOUND PERMANENT REFERENCE MONUMENT, PSM #4213
- - PERMANENT CONTROL POINT, PSM #4190
- △ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- D.E. - DRAINAGE EASEMENT
- A.E. - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.G.S. - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- N 737648.0171
E 905258.2326 - DENOTES STATE PLANE COORDINATES



KEY MAP
N.T.S.

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA



POINT OF COMMENCEMENT
NORTHWEST CORNER
OF BOCA FALLS - PARCEL "M" PER
(P.B. 76, PGS. 12-15)

POINT OF BEGINNING

SOUTHEASTERLY RIGHT-OF-WAY
LINE OF BOCA FALLS DRIVE
(P.B. 16, PGS. 105-107)

NOTE:
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 = 1.0000113
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

COMMON LINE BETWEEN EXISTING PLAT AND REPLAT
EAST LINE OF BOCA FALLS PARCEL "Q"
PER PLAT BOOK 73 PAGE 124-131

N89°45'06" E (PLAT BEARING) -00°01'09" = BEARING ROTATION-COUNTERCLOCKWISE
N89°43'57" E (GRID BEARING) (PLAT TO GRID)
FOR THE SOUTH LINE OF BOCA FALLS DRIVE

Recorded
Now
8-7-96

SUBDIVISION Boca Falls
PAGE 70
BOOK 77 FLOOD MAR. #100B
FLOOD ZONE AD ZONING RT
QUAD # 69 ZIP CODE 33408
SE 80-47
PUD NAME Boca Falls

201-024