

PARKVIEW ESTATES AT BOCA

A REPLAT OF TRACTS 93, 94, 95, 96 AND 97, BLOCK 78 AND A REPLAT OF A PORTION OF TRACTS 103 AND 104, BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

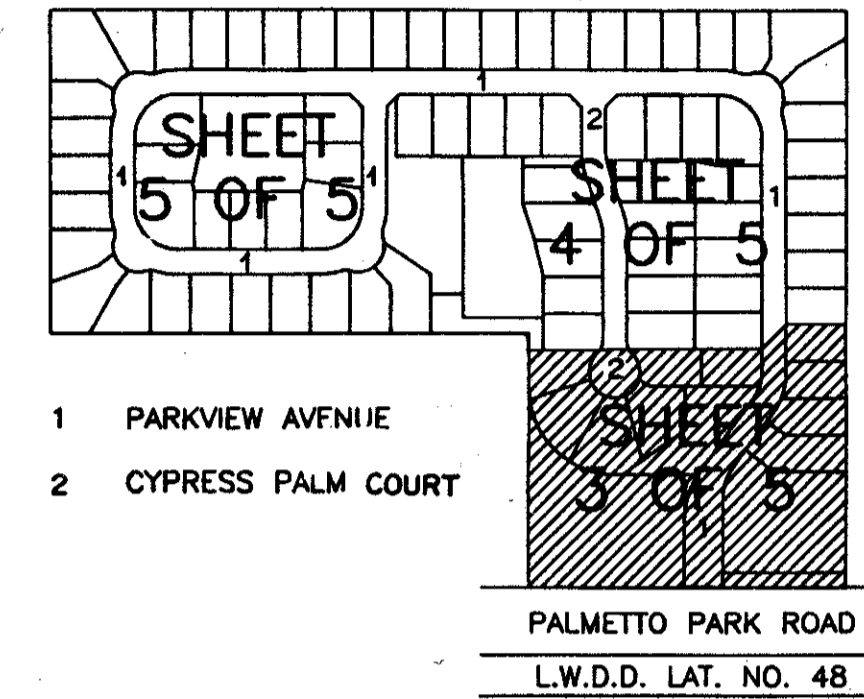
SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

NOTES
COORDINATES, BEARINGS AND DISTANCES
SHEET 3 OF 5
MAY 1996

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 DISTANCE ARE GROUND
SCALE FACTOR = 1.0000193
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



KEY MAP
NOT TO SCALE



SQUARE FEET

LOT 1	14,942
LOT 2	11,049
LOT 3	9,541
LOT 4	9,375
LOT 65	10,419
LOT 66	14,263
LOT 67	15,715
LOT 68	13,768
LOT 69	9,895
LOT 84	9,334
TRACT A	224,494
TRACT B	7,393
TRACT C	55,122
TRACT D	82,035
TRACT E	22,829

NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (SET) BEAR A BRASS DISC WITH THE NUMBER LB-50.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.89°58'17"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD.

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.

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

* - DENOTES NON-RADIAL

LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT NUMBER LB-50
- EPRM EXISTING PERMANENT REFERENCE MONUMENT 4" x 4" NO IDENTIFICATION
- PCP PERMANENT CONTROL POINT NUMBER LB-50
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LMAE LAKE MAINTENANCE EASEMENT
- LME LAKE MAINTENANCE ACCESS EASEMENT
- LZE LITTORAL ZONE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- 66 LOT NUMBER
- OR.B. OFFICIAL RECORDS BOOK
- PG PAGE

THIS INSTRUMENT WAS PREPARED BY :
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CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	72.56'	36°47'29"	113.00'	37.58'	N18°25'27"E	71.32'
C2	72.62'	36°49'12"	113.00'	37.61'	N18°24'36"E	71.37'
C9	93.43'	36°47'29"	145.50'	48.39'	N18°25'27"E	91.83'
C10	90.32'	36°34'18"	145.50'	46.68'	N18°24'52"E	88.89'
C11	3.10'	01°13'11"	145.50'	1.55'	N36°12'36"E	3.10'
C12	56.55'	36°49'12"	88.00'	29.29'	N18°24'36"E	55.58'
C13	28.40'	18°29'31"	88.00'	14.33'	N27°54'25"E	28.28'
C24	28.15'	18°19'43"	88.00'	14.20'	N27°59'11"E	28.03'
C20	21.87'	50°07'54"	25.00'	11.69'	N24°09'33"W	21.18'
C21	13.49'	30°55'00"	25.00'	6.91'	N14°33'06"W	13.33'
C22	8.38'	19°12'54"	25.00'	4.23'	N39°37'03"W	8.34'
C23	259.25'	280°15'48"	53.00'	140.50'	S89°05'36"E	87.95'
C24	60.52'	68°25'40"	53.00'	34.04'	N16°30'40"W	57.29'
C25	45.00'	48°38'50"	53.00'	23.98'	N40°31'35"E	43.66'
C26	45.00'	48°38'50"	53.00'	23.98'	N89°10'25"E	43.66'
C27	45.00'	48°38'50"	53.00'	23.98'	N42°10'44"W	43.66'
C28	63.73'	68°53'38"	53.00'	36.35'	N16°35'30"E	59.96'
C29	21.87'	50°07'54"	25.00'	11.69'	N25°58'21"E	21.18'
C30	3.71'	08°30'14"	25.00'	1.86'	N46°47'11"E	3.71'
C31	18.18'	41°37'40"	25.00'	9.50'	N21°43'14"E	17.77'
C77	88.68'	36°49'12"	138.00'	45.93'	N18°24'36"E	87.16'
C78	50.72'	21°03'29"	138.00'	25.65'	N10°31'45"E	50.43'
C79	37.96'	15°45'43"	138.00'	19.10'	N25°58'21"E	37.84'
C80	51.69'	36°47'29"	80.50'	26.77'	N18°25'27"E	50.81'
C84	279.78'	90°03'29"	178.00'	178.18'	N44°56'33"W	251.88'
C85	25.35'	08°09'30"	178.00'	12.69'	N03°59'33"W	25.32'
C86	154.88'	49°51'19"	178.00'	82.73'	N32°59'57"W	150.04'
C87	99.55'	32°02'40"	178.00'	51.12'	S73°56'57"E	98.28'

SUBDIVISION - Parkview Estates At Boca
BOOK 79 PAGE 162
FLOOD ZONE AD FLOOD MAP # 2310
ROAD # 54 ZONING RS
SS 95-104 ZIP CODE 33428
PUD NAME Parkview Estates At Boca

PET. 95-104
5/3/3/M

0678-001

79/162

me 6/24/97
rel 3/14/97