

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

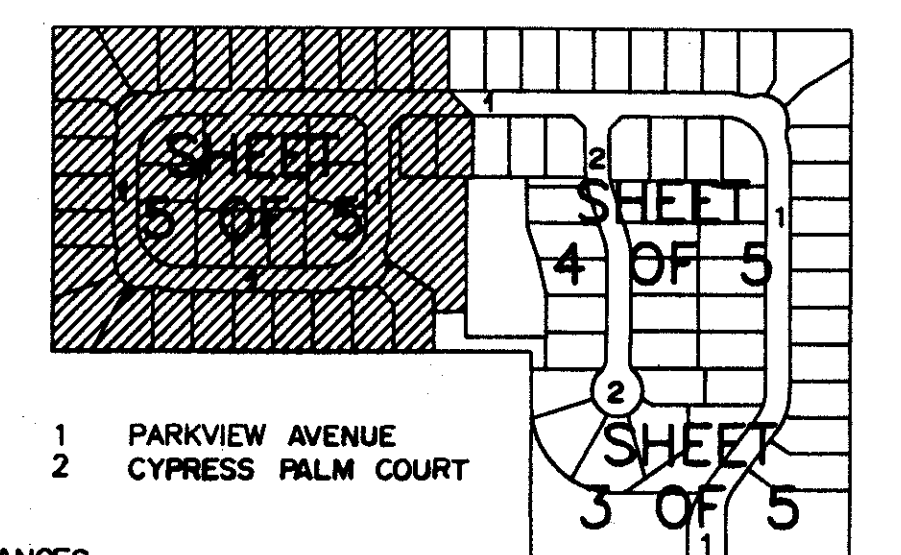
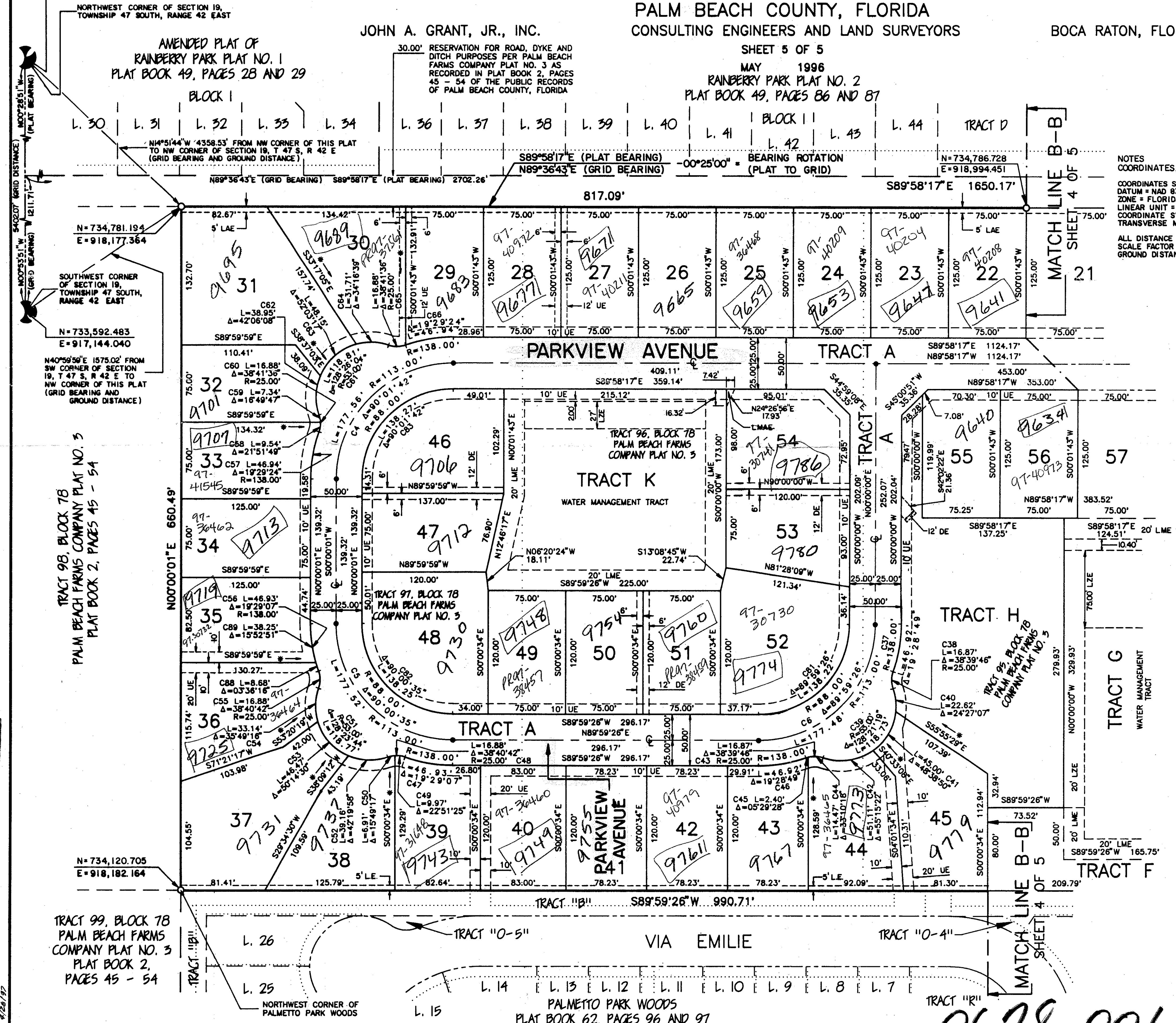
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 5 OF 5

MAY 1996
 RAINBERRY PARK PLAT NO. 2
 PLAT BOOK 49, PAGES 86 AND 87



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

KEY MAP
 NOT TO SCALE

GRAPHIC SCALE IN FEET
 SCALE: 1" = 50'

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
- PCP PERMANENT CONTROL POINT NUMBER LB-50
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LAEM LAKE MAINTENANCE ACCESS EASEMENT
- LZE LITTORAL ZONE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- 22 LOT NUMBER
- LE LANDSCAPE EASEMENT

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

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	177.56'	90°01'42"	113.00'	113.06'	N45°00'52"E	159.85'
C2	177.52'	90°00'35"	113.00'	113.02'	N45°00'16"W	159.82'
C3	177.48'	89°59'26"	113.00'	112.98'	N44°59'43"E	159.79'
C4	46.92'	19°28'49"	138.00'	23.69'	N09°44'25"E	46.89'
C5	18.87'	38°39'46"	25.00'	8.77'	N00°08'56"E	16.55'
C6	18.87'	38°40'42"	25.00'	8.77'	N00°08'56"E	16.55'
C7	14.47'	128°21'19"	53.00'	109.53'	N44°59'43"E	95.42'
C8	22.62'	24°27'07"	53.00'	11.48'	N06°57'23"W	22.45'
C9	45.00'	48°38'50"	53.00'	23.96'	N29°35'35"E	43.66'
C10	51.11'	55°15'22"	53.00'	27.74'	N81°32'41"E	49.16'
C11	16.88'	38°40'42"	25.00'	8.77'	N00°08'56"E	16.55'
C12	14.47'	33°10'18"	25.00'	7.45'	S87°24'46"E	14.27'
C13	2.40'	05°29'28"	25.00'	1.20'	N73°15'21"E	2.40'
C14	46.92'	19°28'49"	138.00'	23.69'	N09°44'25"E	46.89'
C15	46.93'	19°29'07"	138.00'	23.69'	S80°18'00"W	46.71'
C16	16.88'	38°40'42"	25.00'	8.77'	S89°57'09"E	16.56'
C17	7.34'	22°51'42"	25.00'	5.05'	S87°24'46"E	9.91'
C18	6.91'	15°49'17"	25.00'	3.47'	N78°42'30"E	6.88'
C19	118.77'	128°23'44"	53.00'	109.62'	N45°00'17"W	95.43'
C20	39.16'	42°19'58"	53.00'	20.52'	S88°02'09"E	38.27'
C21	46.97'	50°14'30"	53.00'	24.85'	N41°44'55"W	45.00'
C22	33.14'	33°49'16"	53.00'	17.33'	N01°16'57"E	32.60'
C23	16.88'	38°40'42"	25.00'	8.77'	N00°08'56"E	16.56'
C24	16.88'	38°41'36"	25.00'	8.78'	N00°08'38"E	16.56'
C25	118.81'	128°26'04"	53.00'	109.72'	N45°00'52"E	95.45'
C26	38.95'	42°06'08"	53.00'	20.40'	N01°50'54"E	38.08'
C27	48.15'	52°03'17"	53.00'	25.88'	N45°55'37"E	46.51'
C28	16.84'	31°16'34"	53.00'	16.34'	N45°00'52"E	31.24'
C29	16.88'	38°41'36"	25.00'	8.78'	N89°53'06"E	16.56'
C30	46.94'	19°29'24"	138.00'	23.70'	N80°17'01"E	46.72'
C31	138.22'	89°58'26"	88.00'	87.99'	N44°59'43"E	124.44'
C32	138.25'	90°00'35"	88.00'	88.01'	N45°00'17"W	124.48'
C33	138.27'	90°01'42"	88.00'	88.04'	N45°00'52"E	124.48'
C34	8.68'	03°36'16"	138.00'	4.34'	N17°40'58"W	8.68'
C35	38.25'	15°52'51"	138.00'	19.25'	N07°56'24"W	38.13'

SQUARE FEET

LOT 22	9,375
LOT 23	9,375
LOT 24	9,375
LOT 25	9,375
LOT 26	9,375
LOT 27	9,375
LOT 28	9,375
LOT 29	9,485
LOT 30	12,048
LOT 31	17,440
LOT 32	9,593
LOT 33	9,578
LOT 34	9,375
LOT 35	10,378
LOT 36	12,100
LOT 37	15,852
LOT 38	11,271
LOT 39	10,124
LOT 40	9,960
LOT 41	9,388
LOT 42	9,388
LOT 43	9,526
LOT 44	11,094
LOT 45	12,548
LOT 46	12,557
LOT 47	9,637
LOT 48	15,158
LOT 49	9,000
LOT 50	9,000
LOT 51	9,000
LOT 52	14,999
LOT 53	10,020
LOT 54	11,444
LOT 55	9,397
LOT 56	9,375
TRACT A	224,494
TRACT B	41,501
TRACT H	42,870

Pet. 95-104

5/3/3/M



SUBDIVISION * PARKVIEW ESTATES AT BOCA
 BOOK 79 PAGE 164
 FLOOD ZONE A U
 ZONING RS
 DE 95-104
 ZIP CODE 33461
 BOCA RATON, FLORIDA

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