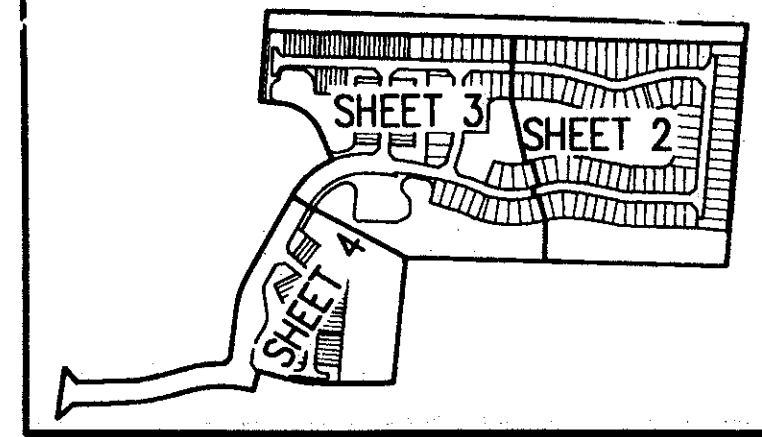


PALM BEACH RANCHES - UNRECORDED PLAT

669-001

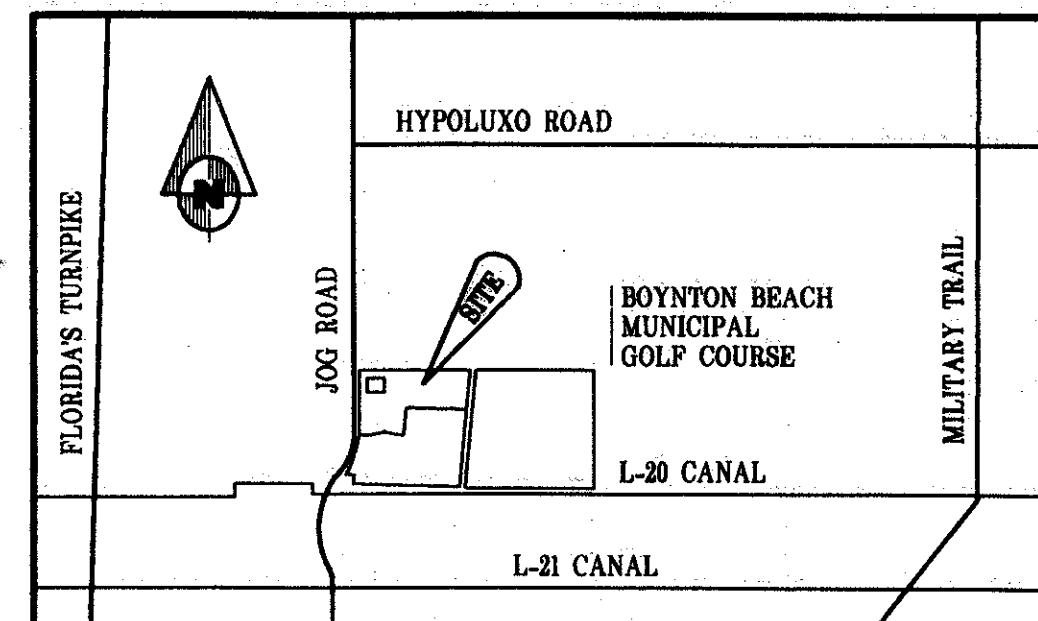
94



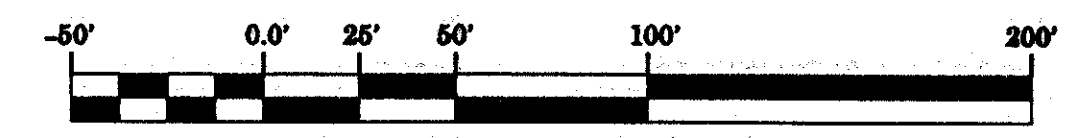
KEY MAP  
N.T.S.

TABULAR DATA

PETITION NUMBER	94-16(A)
TOTAL AREA	49.692 ACRES
UNITS	216
DENSITY	4.347 UNITS/ACRE
TOWNHOUSE	88
ZERO LOT LINE	128



LOCATION MAP  
N.T.S.



GRAPHIC SCALE  
1 INCH = 50 FEET

PLAT OF  
**THE SPRINGS - PLAT NO. 1**  
"A PORTION OF JOG ROAD RESIDENTIAL P.U.D."  
IN THE SOUTHEAST ONE QUARTER OF SECTION 10,  
TOWNSHIP 45 SOUTH RANGE, 42 EAST,  
PALM BEACH COUNTY, FLORIDA.  
SHEET 3 OF 4 SHEETS MAY 1996

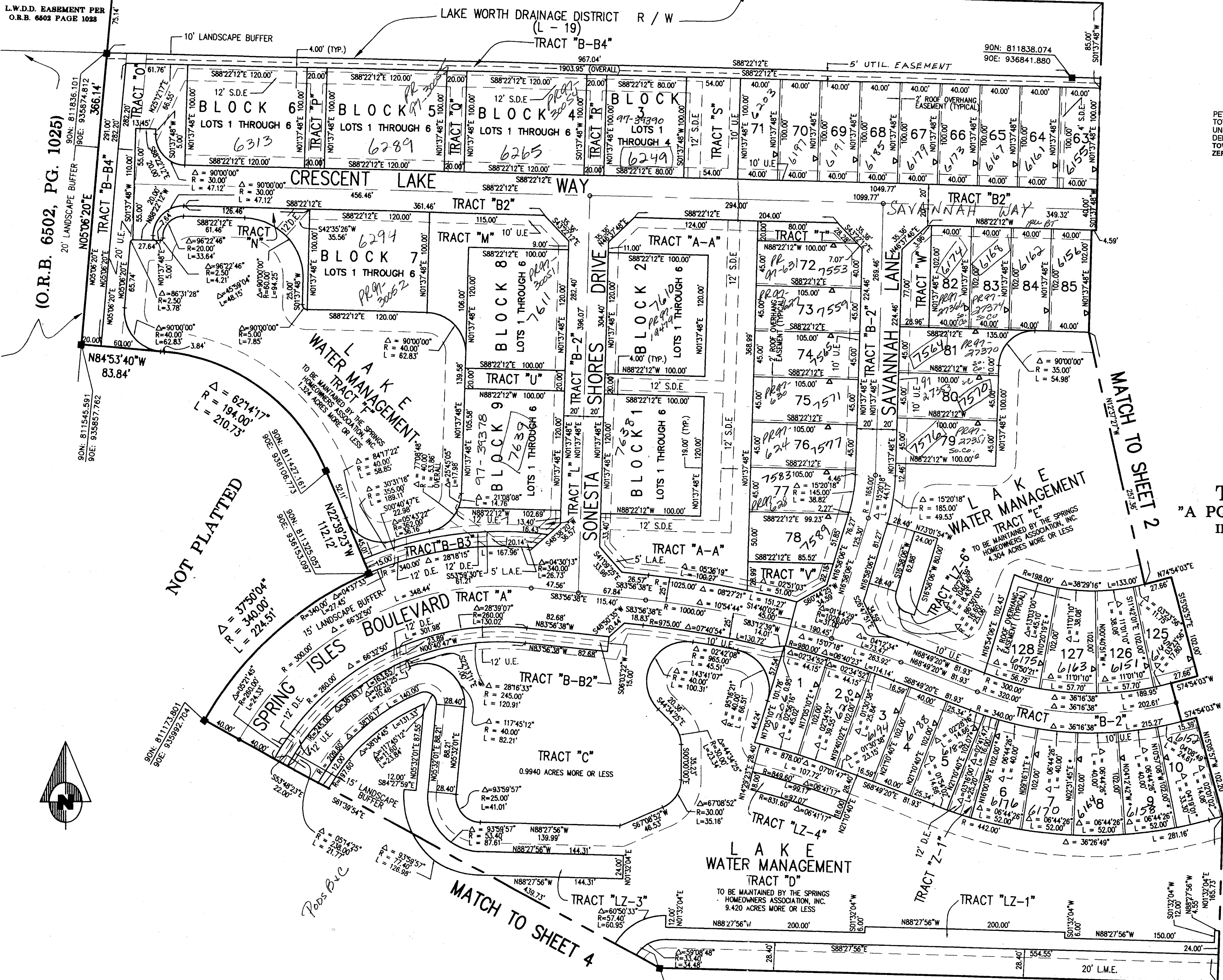
COORDINATES, BEARINGS, AND DISTANCES  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000319  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEARING ROTATION PLAT TO GRID  
01°44'48" COUNTER CLOCKWISE

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- Δ = DELTA ANGLE
- A = ARC LENGTH
- C.B. = CHORD BEARING
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- R/W = RIGHT-OF-WAY
- F.P.&L. = FLORIDA POWER & LIGHT
- CL. = CENTERLINE
- R.R.M.E. = ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS
- = DENOTES SET P.R.M. # 2297 UNLESS OTHERWISE NOTED
- = DENOTES FOUND P.R.M. AS NOTED
- = DENOTES SET PERMANENT CONTROL POINT (P.C.P.)
- = DENOTES ZERO LOT LINE ON THE SIDE OF THE LINE SHOWN.
- S.D.E. = SMALL DRAINAGE EASEMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- \* = RADIAL LINE
- P.O.B. = POINT OF BEGINNING



(O.R.B. 6502, PG. 1025)

NOT PLATTED

MATCH TO SHEET 4

MATCH TO SHEET 2

0669-001

PALM BEACH COUNTY SCHOOL BOARD

90N: 810939.718 O.R.B. 8348 PAGES 688 AND 692  
90E: 936456.736

THIS INSTRUMENT WAS PREPARED BY PEDRO B. MORALES IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

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Phone: 407-965-8787 Fax: 407-965-8963

SUBDIVISION = THE SPRINGS  
BOOK 80 PAGE 94  
FLOOD MAP # 170A  
FLOOD ZONE 0  
GRID # 34  
SS -  
PUD NAME = THE SPRINGS

80/94