

PREPARED BY  
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OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7301 A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (407)392-1991  
SEPTEMBER - 1996

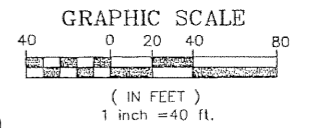
# GARDENS IN THE GROVE REPLAT

PART OF THE BOCA GROVE PLANTATION, P.U.D.  
BEING A REPLAT OF A PORTION OF PARCEL "B", "GARDENS IN THE GROVE",  
AS RECORDED IN PLAT BOOK 46, PAGES 62 THROUGH 63 OF THE PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

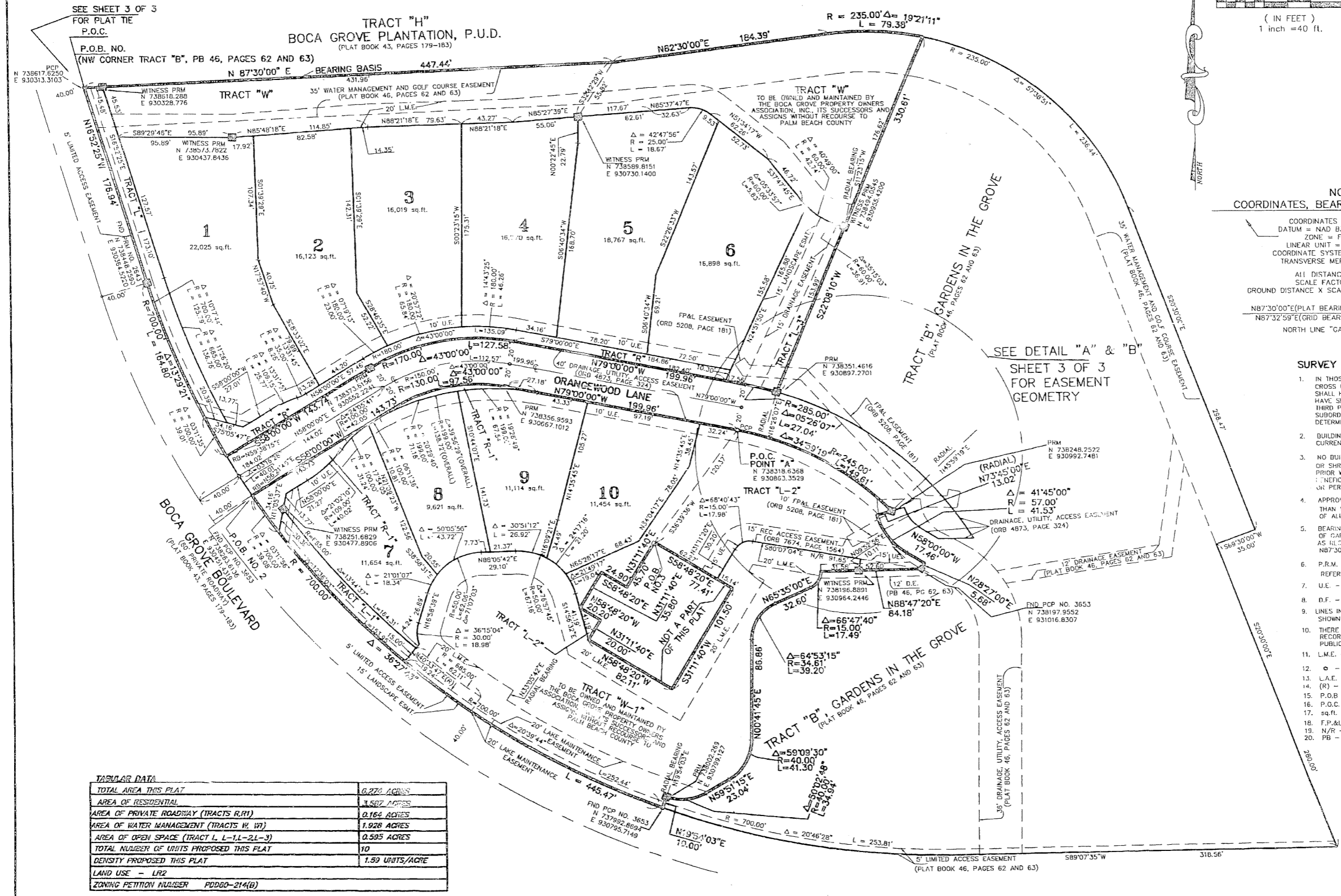
0209-010

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 199\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY:  
DEPUTY CLERK



SHEET 3 OF 4



**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 DISTANCES ARE GROUND  
SCALE FACTOR = 1.000265  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
(CLOCKWISE)  
N87°30'00"E (PLAT BEARING) 0°02'59" = BEARING ROTATION  
N87°32'59"E (GRID BEARING) (PLAT TO GRID)  
NORTH LINE "GARDENS IN THE GROVE"

**SURVEY NOTES:**

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT HOLDERS AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF GARDENS IN THE GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 62 AND 63, BEARING N87°30'00"E.
- P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.F. - INDICATES DRAINAGE EASEMENT.
- LINE'S INTERSECTING CURVLS ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
- - DENOTES PERMANENT CONTR. POINT NO. 5005.
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
- (R) - DENOTES RADIAL LINE.
- P.O.B. - DENOTES POINT OF BEGINNING.
- P.O.C. - DENOTES POINT OF COMMENCEMENT.
- sq.ft. - DENOTES SQUARE FEET.
- F.P.&L. - DENOTES FLORIDA POWER AND LIGHT.
- N/R - DENOTES NON RADIAL OF TANGENT LINE.
- PB - DENOTES PLAT BOOK.

TABULAR DATA	
TOTAL AREA THIS PLAT	6.276 ACRES
AREA OF RESIDENTIAL	3.507 ACRES
AREA OF PRIVATE ROADWAY (TRACTS R,R1)	0.164 ACRES
AREA OF WATER MANAGEMENT (TRACTS W, W1)	1.928 ACRES
AREA OF OPEN SPACE (TRACT L, L-1, L-2, L-3)	0.595 ACRES
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	10
DENSITY PROPOSED THIS PLAT	1.59 UNITS/ACRE
LAND USE - LRZ	
ZONING PETITION NUMBER	PDD60-214(B)