

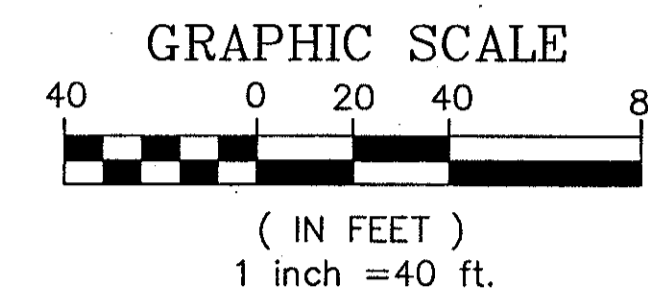
GARDENS IN THE GROVE REPLAT TWO

PART OF THE BOCA GROVE PLANTATION, P.U.D.
BEING A REPLAT OF A PORTION OF "GARDENS IN THE GROVE REPLAT",
AS RECORDED IN PLAT BOOK 81, PAGES 49 THROUGH 52 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

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

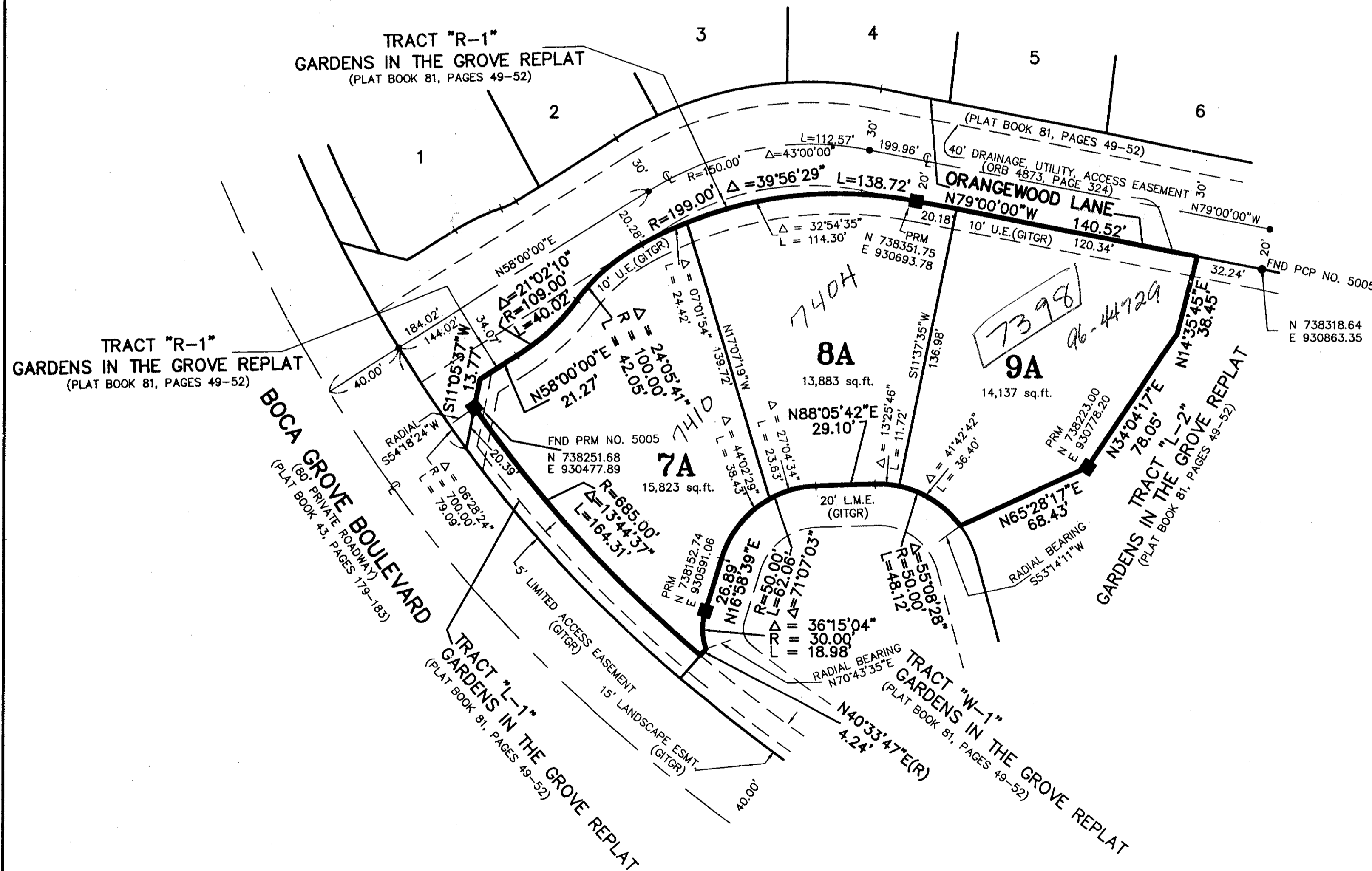
SHEET 2 OF 2



PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
JANUARY - 1998

*PET. 80-214B
5/3/3/11*

GARDENS IN THE GROVE REPLAT
(PLAT BOOK 81, PAGES 49-52)



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 BENEFICIARIES 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 NORTHERLY LINE OF LOT 10, "GARDENS IN THE GROVE REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 49 THROUGH 52, BEARING N79°00'00"W.
- P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- ESMT - INDICATES EASEMENT.
- LINES INTERSECTING CURVES 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 CONTROL POINT NO. 5005.
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
- (R) - DENOTES RADIAL LINE.
- sq.ft. - DENOTES SQUARE FEET.
- ORB - DENOTES OFFICIAL RECORDS BOOK.
- (GITGR) - DENOTES "GARDENS IN THE GROVE REPLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 49-52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 = 1.0000265
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N79°00'00"W (PLAT BEARING) (CLOCKWISE)
00°02'59" = BEARING ROTATION (PLAT TO GRID)
N78°57'01"W (GRID BEARING)
NORTH LINE LOT 9A THIS PLAT

COORDINATES FOR THIS PLAT WERE DERIVED FROM THE UNDERLYING PLAT OF "GARDENS IN THE GROVE REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 49 THROUGH 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TABULAR DATA

TOTAL AREA THIS PLAT	1.007 acres
AREA OF RESIDENTIAL	1.007 ACRES
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	3
DENSITY PROPOSED THIS PLAT	2.98 UNITS/ACRE
LAND USE - LR2	
ZONING PETITION NUMBER	PDD80-214(B)

TRACT B

82/101

0209-011

712 677
SUBDIVISION # Gardens in the Grove
Replat II
BOOK 82
FLOOD ZONE E
QUAD # 54
SE 80-214
PUD NAME Boca Grove Plantation