This Instrument Prepared By:
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BOYNTON ESTATES II

A PORTION OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE
1 inch = 50 feet

NORTH

SYLVIA
Palm Beach County
Brass Disc in concrete
N 817174.0930 ™
E 946016.4520
S52°04'46"E
2054.92'
(GRID)
(GROUND)

FOUND
P.R.M., LS #3542
N 815911.156
E 947637.566

North line of the SE 1/4 of the SE 1/4 of Section 1-45-42

ACREAGE

N89°47'21"E
321.63'
793.12'
940.40'
PLAT LIMIT

POINT OF COMMENCEMENT
SE CORNER
P.B. 49, PG. 149; P.B.C.R.

LAWRENCE WOODS A P.U.D.
Plat Book 49, Page 149, P.B.C.R.

N 815914.619
E 948577.998
POINT OF BEGINNING

40' R/W PER O.R.B. 777, PG. 398, P.B.C.R.
2737.55' to East 1/4 Corner
N00°28'10"W

15' BUFFER EASEMENT
122.28'
SET P.R.M.
L.B. # 5610

TRACT P (PRESERVE)
129,176 S.F.

TRACT C
23,150 S.F.
10' U.E.
10' T.C.E.
O.R.B. 10967, PG.452, P.B.C.R.
20' BUFFER EASEMENT
15' BUFFER EASEMENT

TRACT 1
4,968 S.F.

TRACT R1
5,898 S.F.

PERMANENT CONSTRUCTION EASEMENT

1) CHORD = N76°17'30"E 77.96'
2) CHORD = N75°39'51"E 72.62'

PLAT LIMIT (TOTAL)
2517.91'
1238.76'
N00°22'01"W
303.45'
N01°04'42"E

ACREAGE

West line of the E 3/4 of SE 1/4 of SE 1/4 of Section 1-45-42

TRACT 2
69,547 S.F.

TRACT L (LAKE)
107,824 S.F.

TRACT D
REC. AREA
35,993 S.F.

TRACT R
154,561 S.F.

ARTHURIUM AVENUE

SPIDER LILY LANE

DAISY DRIVE

SEA

TRACT 2
929.85'

SANTALUCES HIGH SCHOOL (UNPLATTED)

LAWRENCE ROAD

EAST LINE SECTION 6-45-43
WEST LINE SECTION 1-45-42

PLAT LIMIT

S00°28'10"E
1196.83'
(TOTAL)

Maintaining entity:
BRIGHTON AT BOYNTON ESTATES HOMEOWNERS ASSOCIATION INC.
SUBJECT TO AN AGREEMENT WITH PALM BEACH COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT.

To JAMES
Palm Beach County
Brass Disc in concrete

MATCH LINE (SEE SHEET 3 OF 3)

LEGEND:

◉	Denotes Permanent Reference Monument (P.R.M.)
○	Denotes Permanent Control Point (P.C.P.)
L.M.E.	Denotes Lake Maintenance Easement
A.E.	Denotes Lake Maintenance Access Easement
U.E.	Denotes Utility Easement
D.E.	Denotes Drainage Easement
O.E.	Denotes Roof Overhang Easement
℄	Denotes Centerline
L.A.E.	Denotes Limited Access Easement
(NR)	Denotes Non Radial
S.F.	Denotes Square Feet
P.B.C.R.	Denotes Palm Beach County Records
R	Denotes Radius
△	Denotes Delta (central angle)
L	Denotes Arc Length
LS	Denotes Land Surveyor
L.W.D.D.	Denotes Lake Worth Drainage District
L.B.	Denotes Licensed Business
O.R.B.	Denotes Official Records Book
T.C.E.	Denotes Temporary Construction Easement

SURVEYOR'S NOTES:

1.) Bearings shown hereon are based on the East line of Section 1-45-42, N 00°28'10" W (grid).

2.) Building Setback lines shall be as required by Palm Beach County Zoning Regulations.

3.) "No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments".

4.) Easements are for Public Utilities, unless otherwise noted.

5.) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

6.) Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system which services a county road.

7.) Coordinates shown are Grid Datum = NAD 83, 1990 Adjustment
Zone = Florida East, Linear unit = U.S. survey foot
Coordinate system 1983 State Plane Transverse Mercator Projection
All distances are ground, Scale Factor = 1.0000374
Ground distance multiplied by the Scale Factor = Grid distance

PLAT BEARING = GRID BEARING

8.) Where Utility and Drainage Easements cross, Drainage Easements take precedence.

9.) All lot lines are radial unless noted as non-radial (NR).

INDEX
N.T.S.

2 INDICATES SHEET NUMBER

SUBDIVISION Boynton Estates
BOOK 85 PAGE 50
FLOOD ZONE B FLOOD MAP # 1758
QUAD # 34 ZONING PUD
SE 95-115 ZIP CODE 33463
TAZ
PUD NAME Boynton Estates II

PDD 95-115 CONTROL NO. 675-001

3542