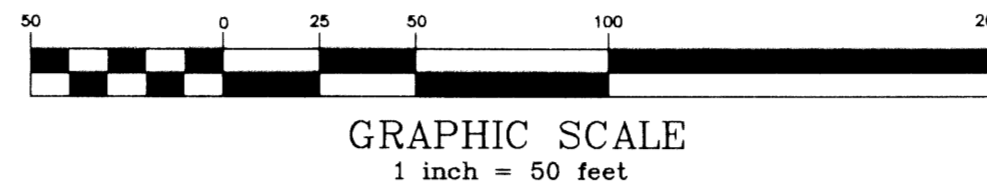


This Instrument Prepared By:  
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# BOYNTON ESTATES II - REPLAT ONE

A REPLAT OF A PORTION OF BOYNTON ESTATES II (P.B. 85, PAGES 49, 50 & 51, P.B.C.R.)  
 LYING IN THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA.



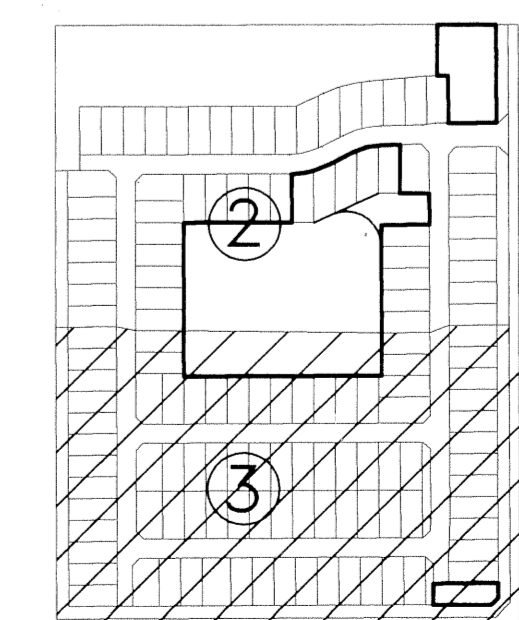
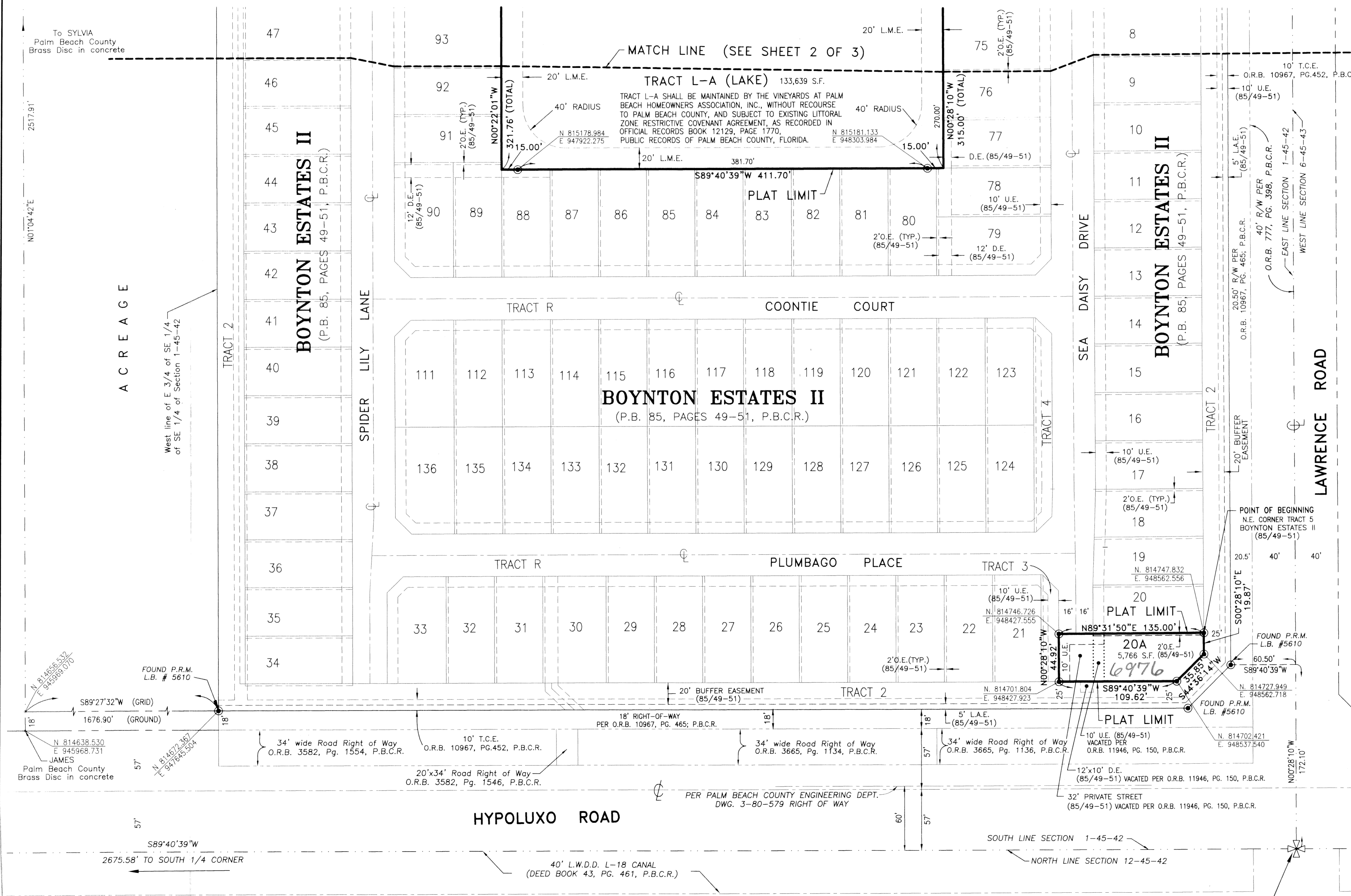
NORTH

### LEGEND:

- ⊙ Denotes Set Permanent Reference Monument (P.R.M.)  
Stamped: PRM LB 5610
- 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
- (85/49-51) Denotes Plat Book 85, Pages 49, 50 & 51, Palm Beach County Records

### 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.) 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
- 7.) Where Utility and Drainage Easements cross, Drainage Easements take precedence.



DIVISION BOYNTON ESTATES II REPLAT ONE  
 BOOK 85  
 PAGE 49  
 BLOCK ZONE  
 PLAT # 34  
 S.E. 1/4  
 TAX 4/4  
 FOD NAME