

ESTANCIA AT BOYNTON BEACH PUD

26

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 = 1.0000492
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2
CENTIMETER GEODETIC CONTROL SURVEY.

N89°18'46"E (PLAT BEARING) 00°25'46" = BEARING ROTATION
N88°53'00"E (GRID BEARING) (PLAT TO GRID COUNTERCLOCKWISE)
NORTH LINE THIS PLAT

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF DAKOTA LOFTS, A P.U.D., ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 97, PAGES 132 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
TOGETHER WITH
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
JEFFREY R. WAGNER

OF
CAULFIELD and WHEELER, INC.

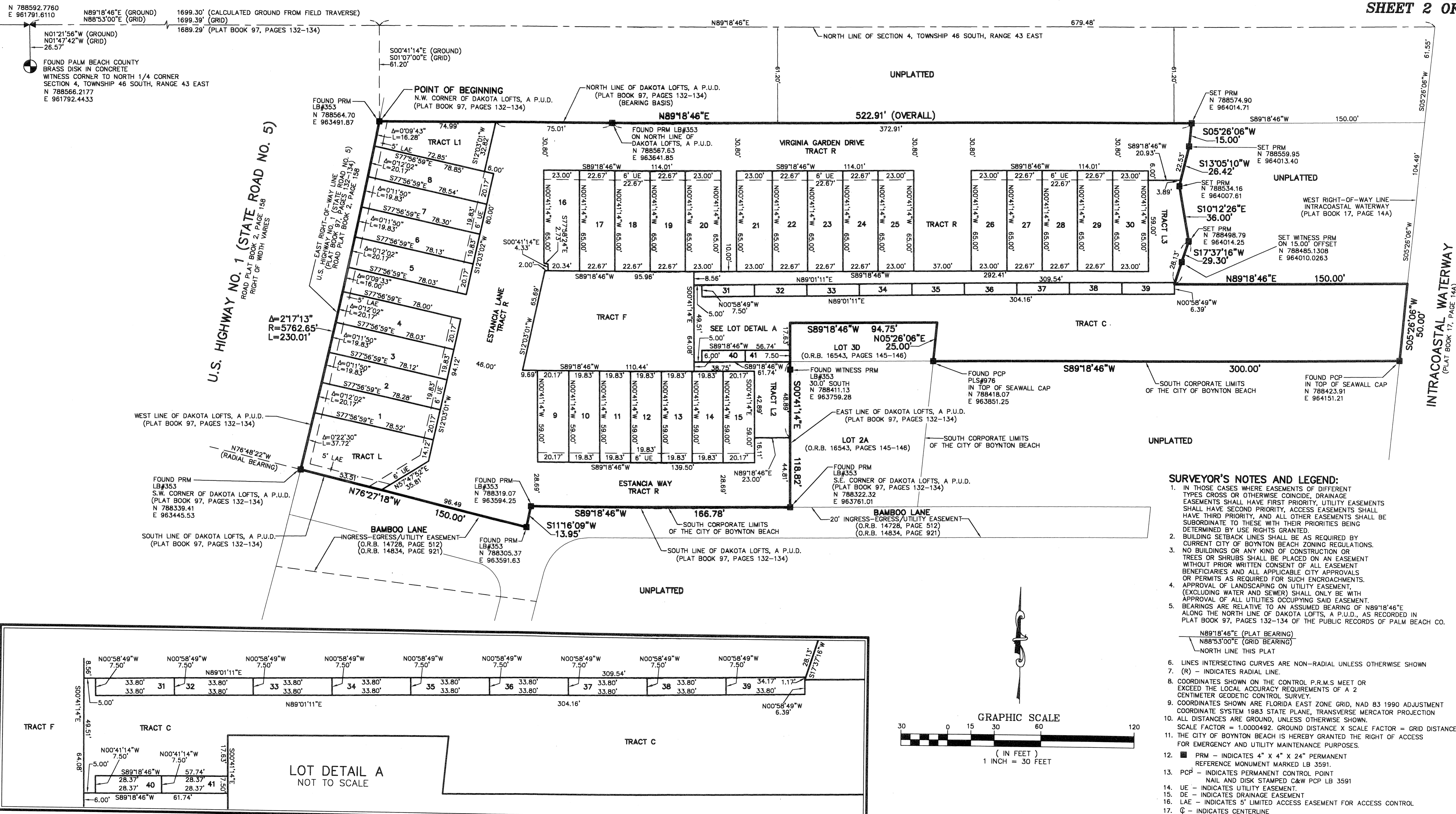
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY - 2006

"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 PALM BEACH COUNTY

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2006 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 2



- ### SURVEYOR'S NOTES AND LEGEND:
- 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 CITY OF BOYNTON BEACH 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 - BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N89°18'46"E ALONG THE NORTH LINE OF DAKOTA LOFTS, A P.U.D., AS RECORDED IN PLAT BOOK 97, PAGES 132-134 OF THE PUBLIC RECORDS OF PALM BEACH CO.
 - LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE SHOWN
 - (R) - INDICATES RADIAL LINE.
 - COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
 - COORDINATES SHOWN ARE FLORIDA EAST ZONE GRID, NAD 83 1990 ADJUSTMENT COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND, UNLESS OTHERWISE SHOWN.
 - SCALE FACTOR = 1.0000492. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND UTILITY MAINTENANCE PURPOSES.
 - PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
 - PCP - INDICATES PERMANENT CONTROL POINT NAIL AND DISK STAMPED C&W PCP LB 3591
 - UE - INDICATES UTILITY EASEMENT.
 - DE - INDICATES DRAINAGE EASEMENT
 - LAE - INDICATES 5' LIMITED ACCESS EASEMENT FOR ACCESS CONTROL
 - CL - INDICATES CENTERLINE