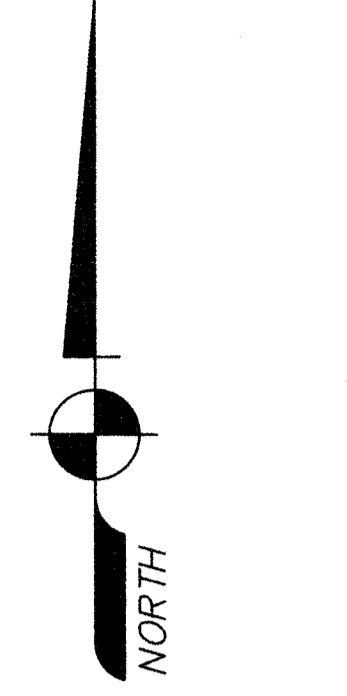


WHARFSIDE AT BOCA POINTE P.U.D.

BEING A REPLAT OF TRACT T-2, "BOCA POINTE NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 194 THROUGH 196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACT W-5, "BOCA POINTE NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 123 THROUGH 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST.



THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
L.B. #3300

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.

THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR SUBURBAN: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000029323
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
ROTATION EQUATION:
N00°27'48"W (PLAT BEARING)
N00°50'25"W (GRID BEARING) = 00°22'37" COUNTER CLOCKWISE

- LEGEND:**
- - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT AND 3" BRASS DISC STAMPED "PRM L.B. #3300"
 - - INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL & DISC STAMPED "PRM LB #3300"
 - - INDICATES FOUND PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT AND 3" BRASS DISC "ILLEGIBLE"
 - - INDICATES UNABLE TO SET POINT FALLS IN WATER
 - - INDICATES SET NAIL & DISC STAMPED "AVIROM L.B. #3300"
 - - INDICATES SET NAIL & DISC STAMPED "WITNESS L.B. #3300"
 - ⊕ - CENTERLINE
 - D.B. - DEED BOOK
 - F.P.L. - FLORIDA POWER & LIGHT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.B. - LICENSED BUSINESS
 - O.R.B. - OFFICIAL RECORDS BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORDS
 - P.L.S. - PROFESSIONAL LAND SURVEYOR
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - PG. & / - DENOTES PAGE
 - RLS - REGISTERED LAND SURVEYOR
 - U.E. - UTILITY EASEMENT
- SECTION 34-47-42 - SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST



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