

THIS INSTRUMENT PREPARED BY
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BOCA LAGO PUD REPLAT NO. 1 - PULTE

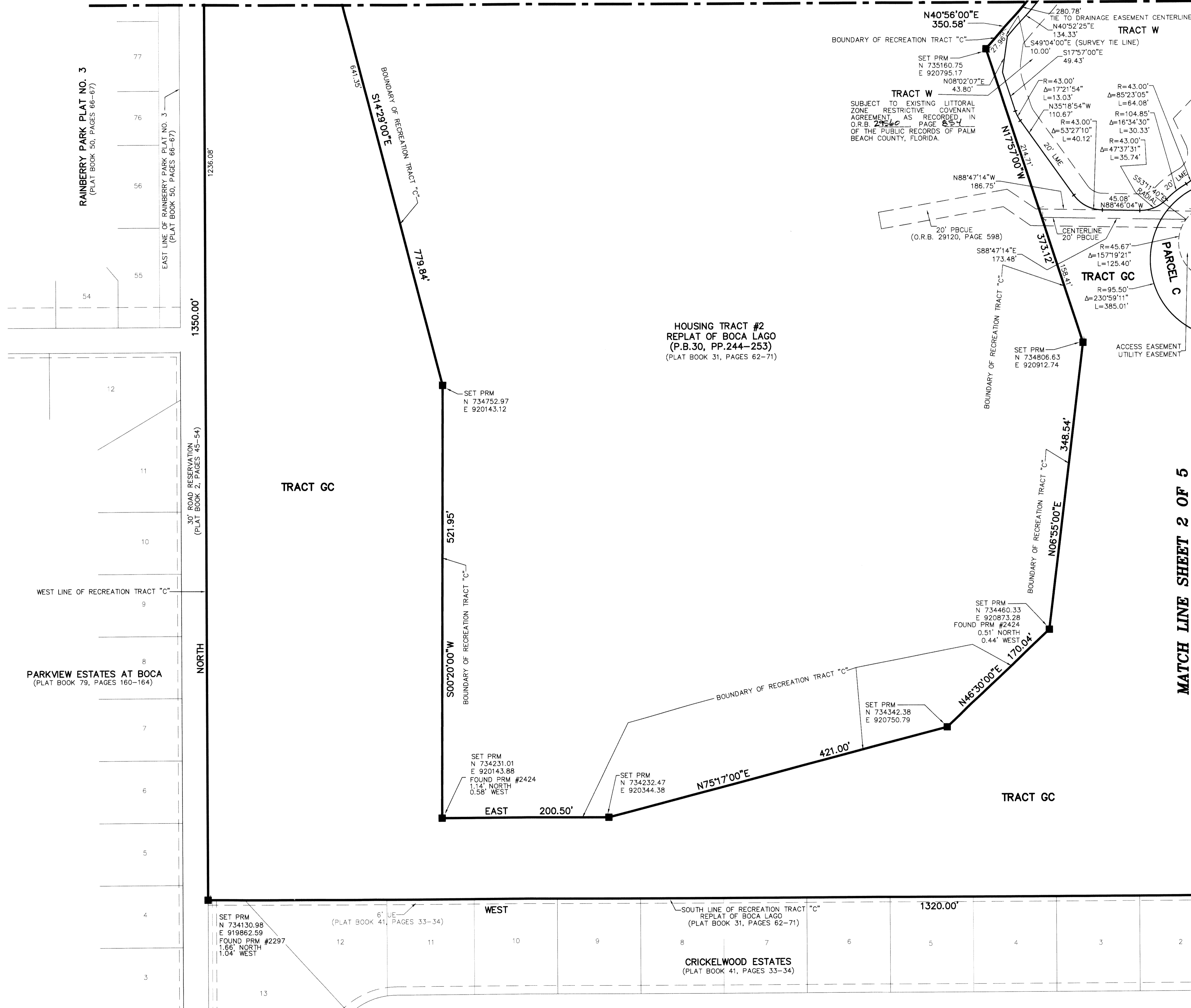
A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF P.C. AREA #3, P.C. AREA #4, RECREATION TRACT "C" AND THE GOVERNMENT SERVICE AREA,
 REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF,
 RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

"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

175

MATCH LINE SHEET 5 OF 5

MATCH LINE SHEET 3 OF 5

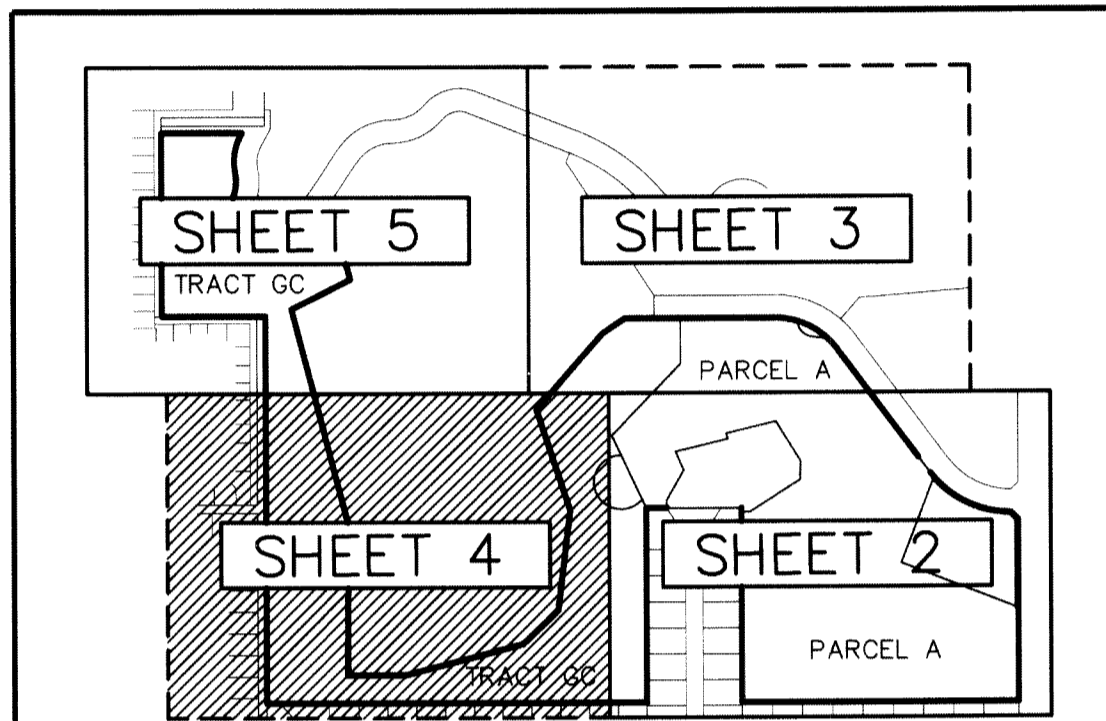


NOTES
 COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1980 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000227
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
 ADJUSTMENT, FLORIDA EAST ZONE.

SHEET 4 OF 5

PBF 81 TO PBF 82
 S89°47'22"E (ASSUMED BEARING)
 S89°47'38"W (GRID BEARING)
 SOUTH LINE OF THIS PLAT
 00°25'00" = BEARING ROTATION
 (ASSUMED TO GRID)
 COUNTERCLOCKWISE



KEY MAP
 NOT TO SCALE

SURVEYOR AND MAPPER'S 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 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 OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- INES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- BEARINGS ARE RELATIVE TO AN ASSUMED RECORD BEARING OF S89°47'22"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS PBF 81 AND PBF 82.
- PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- UE - INDICATES UTILITY EASEMENT.
- LAE - DENOTES LIMITED ACCESS EASEMENT
- PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT.
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- (R) - INDICATES RADIAL LINE.
- Δ - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- - DENOTES SET PERMANENT CONTROL POINT, PK NAIL/BRASS DISK STAMPED PCP LB3591
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- NO - DENOTES NUMBER
- ⊕ - DENOTES CENTERLINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- (PLAT) - DENOTES REPLAT OF BOCA LAGO (P.B.30, PP.244-253) AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71
- IEE - INGRESS EGRESS EASEMENT
- P.C. - PRESERVATION/CONSERVATION AREA
- RW - RIGHT-OF-WAY
- P.B. - PLAT BOOK
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- DE - INDICATES DRAINAGE EASEMENT.
- PC - INDICATES POINT OF CURVATURE.
- PRC - INDICATES POINT OF REVERSE CURVATURE
- PCC - INDICATES POINT OF COMPOUND CURVATURE
- PT - INDICATES POINT OF TANGENCY
- SE - INDICATES SIDEWALK EASEMENT
- ▲ PRMND - DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND DISK STAMPED "PRM" LB 3591