

# BOCA DEL MAR - TRACT 1 - PHASE I

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A P.U.D.

BEING A REPLAT OF BOCA DEL MAR PLAT 5, TRACT 1, AS RECORDED IN  
PLAT BOOK 30, PAGES 127-128, OF THE SOUTHEAST ONE-QUARTER  
OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST

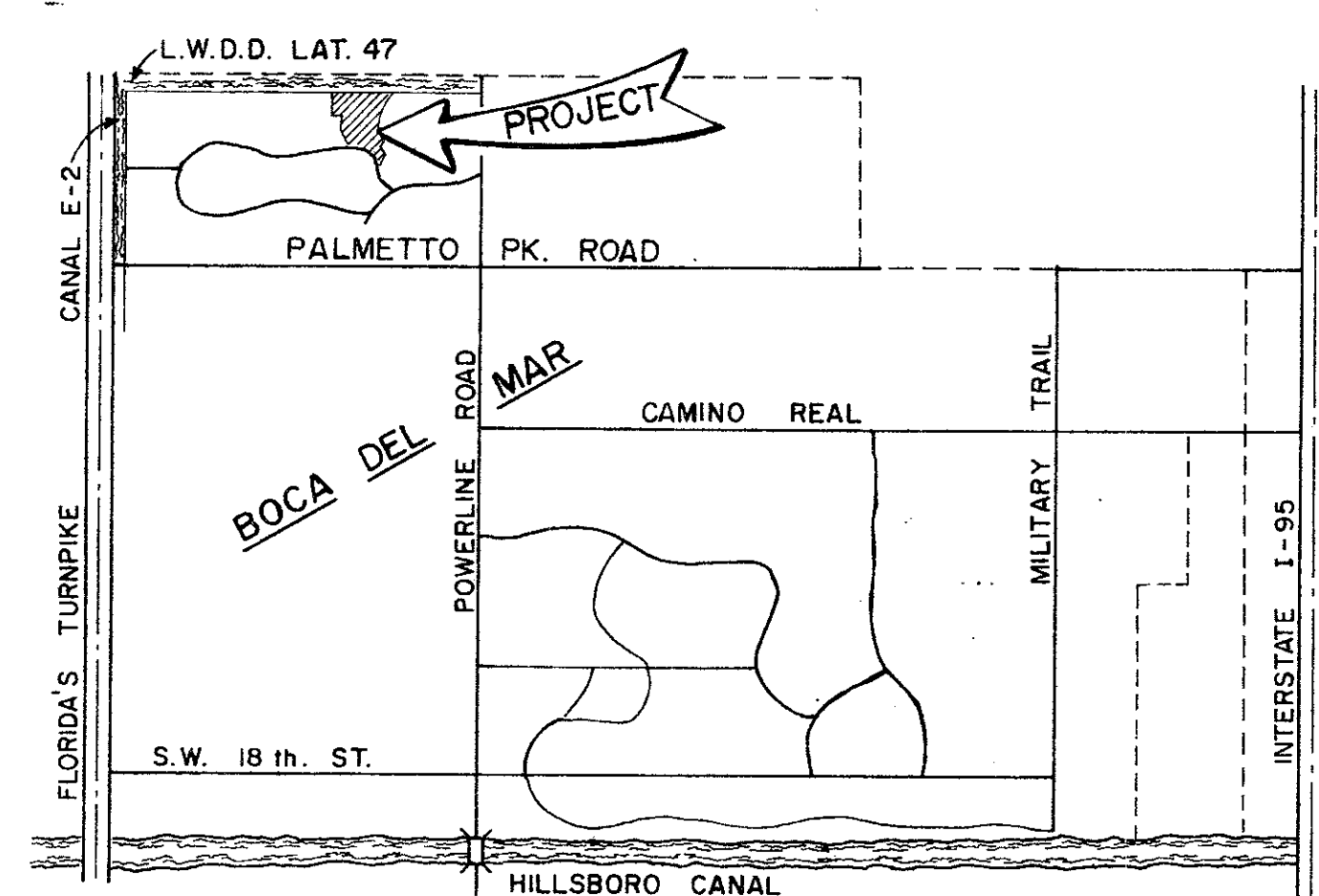
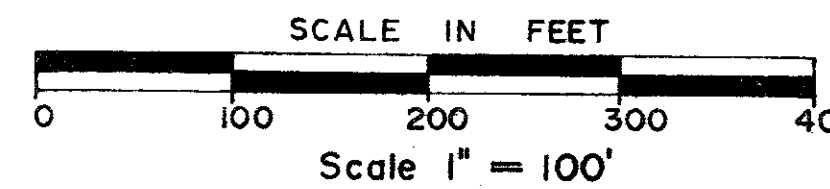
SEE  
BACK

PALM BEACH COUNTY, FLORIDA

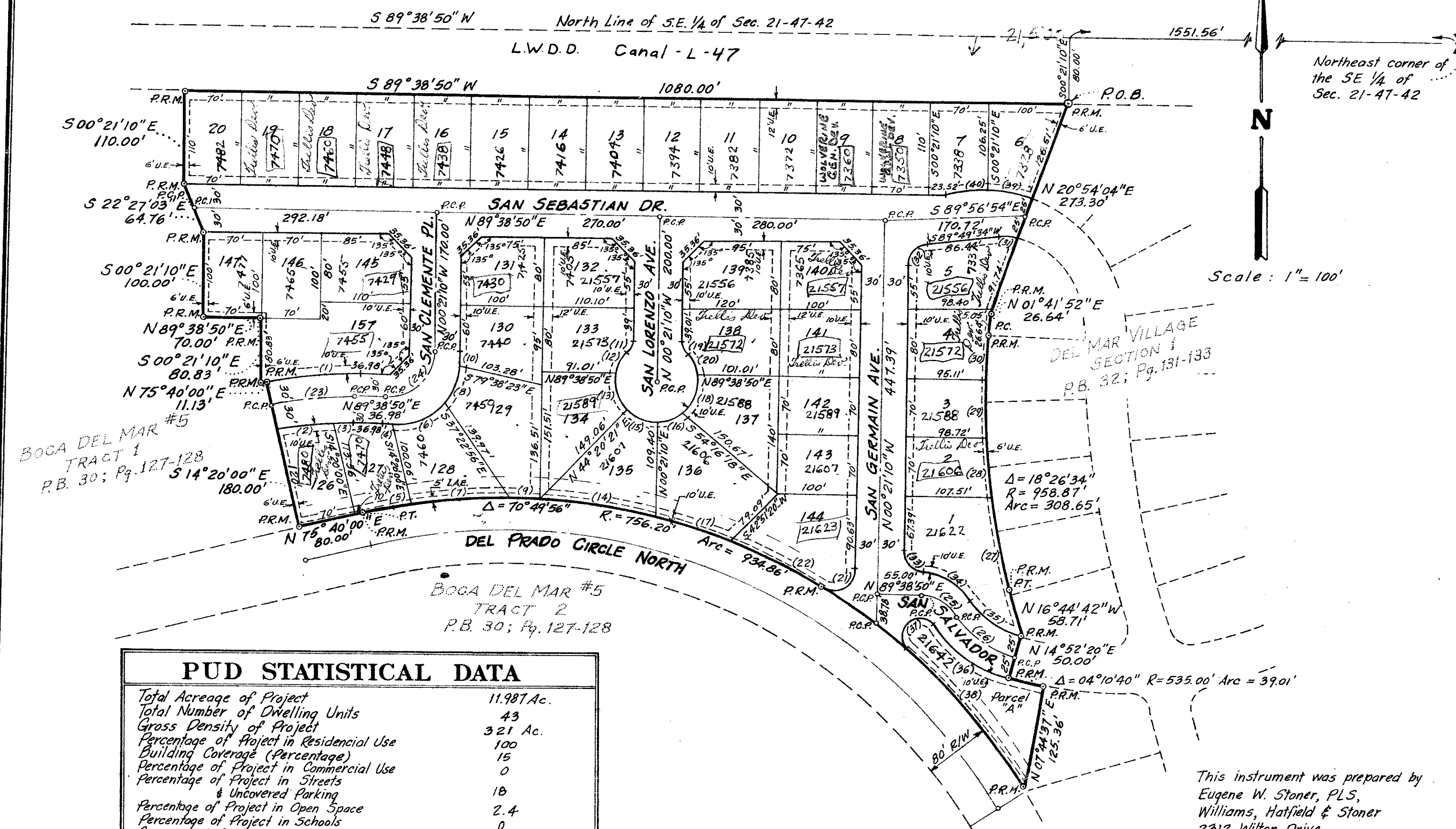
SHEET 2 of 2  
JULY 1978

WILLIAMS, HATFIELD & STONER, INC. CIVIL ENGINEERS · LAND SURVEYORS FT. LAUDERDALE, FLORIDA

AREA TABULATION					
Total Area - 522,167.76 Sq. Ft.					
Lot No.	SQUARE FEET	Lot No.	SQUARE FEET	Lot No.	SQUARE FEET
1	14289.15	16	7700.00	136	13362.23
2	7187.28	17	7700.00	137	10799.77
3	6753.93	18	7700.00	138	9223.03
4	7648.26	19	7700.00	139	9287.50
5	9528.33	20	7700.00	140	7687.50
6	8690.02	126	8250.58	141	8000.00
7	7564.28	127	7427.66	142	7000.00
8	7700.00	128	8904.90	143	7000.00
9	7700.00	129	13015.79	144	12302.50
10	7700.00	130	8562.41	145	8487.50
11	7700.00	131	7687.50	146	7000.00
12	7700.00	132	8494.25	147	7000.00
13	7700.00	133	8423.97	157	14211.01
14	7700.00	134	9820.78	158	12480.45
15	7700.00	135	9872.00	R/W	136,105.18



LOCATION SKETCH



CURVE TABLE						T TABLE					
No.	ARC LENGTH	RADIUS	DELTA	TAN	L. CH.	No.	ARC LENGTH	RADIUS	DELTA	TAN	L. CH.
1	108.30'	443.83'	13°58'50"	54.42'	108.03'	25	49.94'	50.00'	57°13'56"	27.28'	47.89'
2	70.39'	383.83'	10°30'29"	35.30'	70.30'	26	97.55'	133.05'	42°00'26"	51.08'	95.38'
3	23.26'	383.83'	03°28'21"	11.63'	23.26'	27	119.30'	958.87'	07°07'49"	59.73'	119.22'
4	11.51'	85.00'	07°45'34"	5.76'	11.50'	28	70.57'	958.87'	04°13'60"	35.30'	70.55'
5	60.00'	756.20'	04°32'46"	30.02'	59.98'	29	70.11'	958.87'	04°11'21"	35.07'	70.09'
6	56.11'	85.00'	37°09'27"	29.12'	55.10'	30	48.67'	958.87'	02°54'30"	24.34'	48.67'
7	109.92'	756.20'	08°19'41"	55.05'	109.82'	31	23.63'	50.00'	27°04'29"	12.04'	23.41'
8	50.00'	85.00'	33°42'12"	25.75'	49.28'	32	36.73'	25.00'	84°10'45"	22.58'	33.51'
9	40.00'	756.20'	03°01'51"	20.00'	40.00'	33	39.27'	25.00'	90°00'00"	25.00'	35.36'
10	15.89'	85.00'	10°42'47"	7.97'	15.87'	34	74.92'	75.00'	57°13'56"	40.92'	71.84'
11	18.69'	25.00'	42°50'00"	9.81'	18.26'	35	79.22'	108.05'	42°00'26"	41.48'	77.46'
12	27.31'	50.00'	31°17'47"	14.01'	26.97'	36	115.88'	158.05'	42°00'26"	60.68'	113.30'
13	49.61'	50.00'	56°50'42"	27.06'	47.60'	37	86.13'	25.00'	197°23'59"	1163.38'	49.42'
14	141.34'	756.20'	10°42'34"	70.88'	141.14'	38	224.82'	756.20'	17°01'09"	113.14'	223.80'
15	39.00'	50.00'	44°41'26"	20.55'	38.02'	39	45.81'	175.00'	18°12'29"	28.04'	55.38'
16	30.00'	50.00'	34°22'39"	15.47'	29.55'	40	40.77'	175.00'	15°18'52"	23.53'	46.64'
17	100.00'	756.20'	07°34'36"	50.07'	99.93'						
18	58.61'	50.00'	67°09'34"	33.19'	55.31'						
19	18.69'	25.00'	42°50'00"	9.81'	18.26'						
20	27.31'	50.00'	31°17'47"	14.01'	26.97'						
21	52.35'	25.00'	119°58'57"	43.29'	43.30'						
22	128.97'	756.20'	06°46'19"	64.64'	128.82'						
23	100.98'	413.83'	58°58'50"	50.74'	100.73'						
24	86.39'	55.00'	90°00'00"	56.00'	77.78'						

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PUD STATISTICAL DATA	
Total Acreage of Project	11,987 Ac.
Total Number of Dwelling Units	43
Gross Density of Project	3.6
Percentage of Project in Residential Use	100
Building Coverage (Percentage)	15
Percentage of Project in Commercial Use	0
Percentage of Project in Streets & Uncovered Parking	18
Percentage of Project in Open Space	2.4
Percentage of Project in Schools	0
Government Services	0
Churches	0
Percentage of Project in Hospital/Conferences/Use	0
Total Area of Site in the Following Uses:	
Golf Course	0 Ac.
Uncovered Parking Areas	0 Ac.
Water Bodies	0 Ac.
Recreational Areas	0 Ac.
Natural Areas	0 Ac.

○ P.R.M. Indicates Permanent Reference Marker  
○ P.C.P. Indicates Permanent Control Point  
U.E. Indicates Utility Easement, width as shown  
L.A.E. Indicates Limited Access Easement, width as shown

Bearings shown herein based on N 89° 38' 50" E along the North Line of Southeast 1/4 of Section 21, Township 47 South, Range 42 as recorded by Plat of Boca Del Mar No. 5, Tract 1, in Plat Book 30, Pages 127-128, Public Records of Palm Beach County, Florida.  
There will be no buildings, trees, or shrubs placed on easements.

This instrument was prepared by  
Eugene W. Stoner, P.L.S.,  
Williams, Hatfield & Stoner  
2312 Wilton Drive  
Fort Lauderdale, Florida.

0205-041