

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH & ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

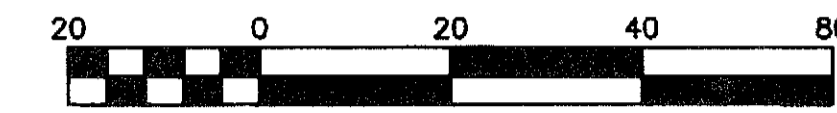
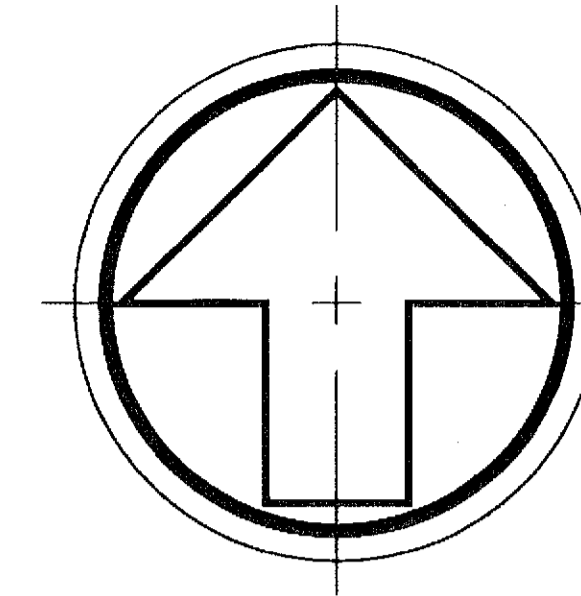
OCTOBER, 2007

PALMA VISTA WAY RECREATION TRACT NO. 1

SHEET 2 OF 2 SHEETS

56

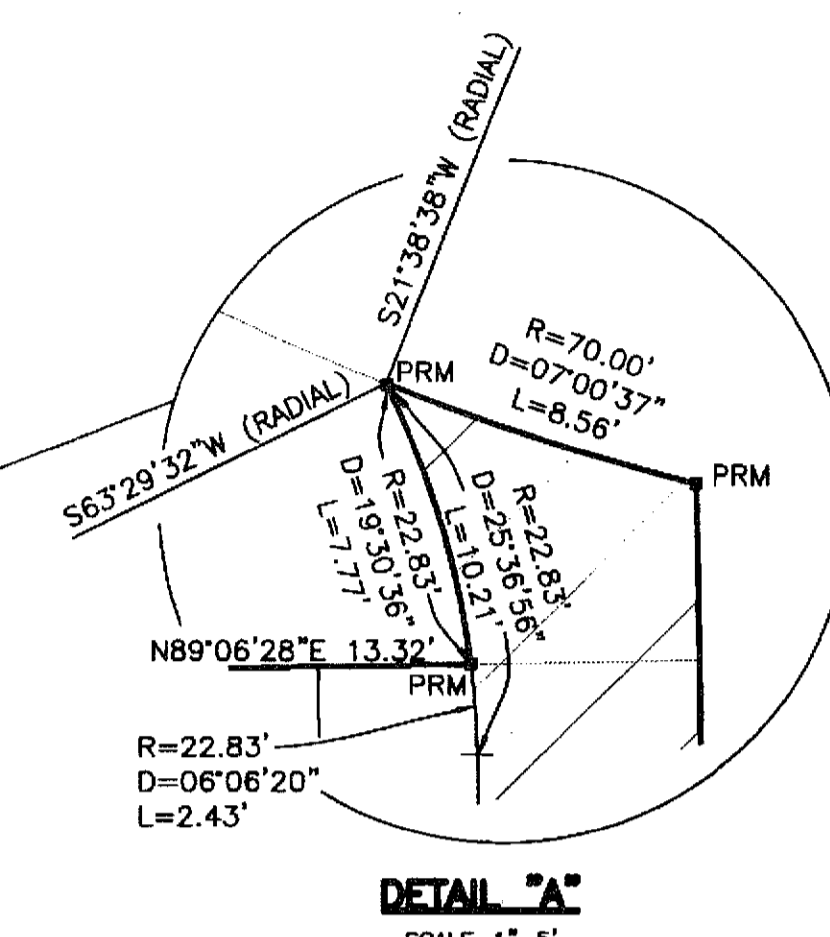
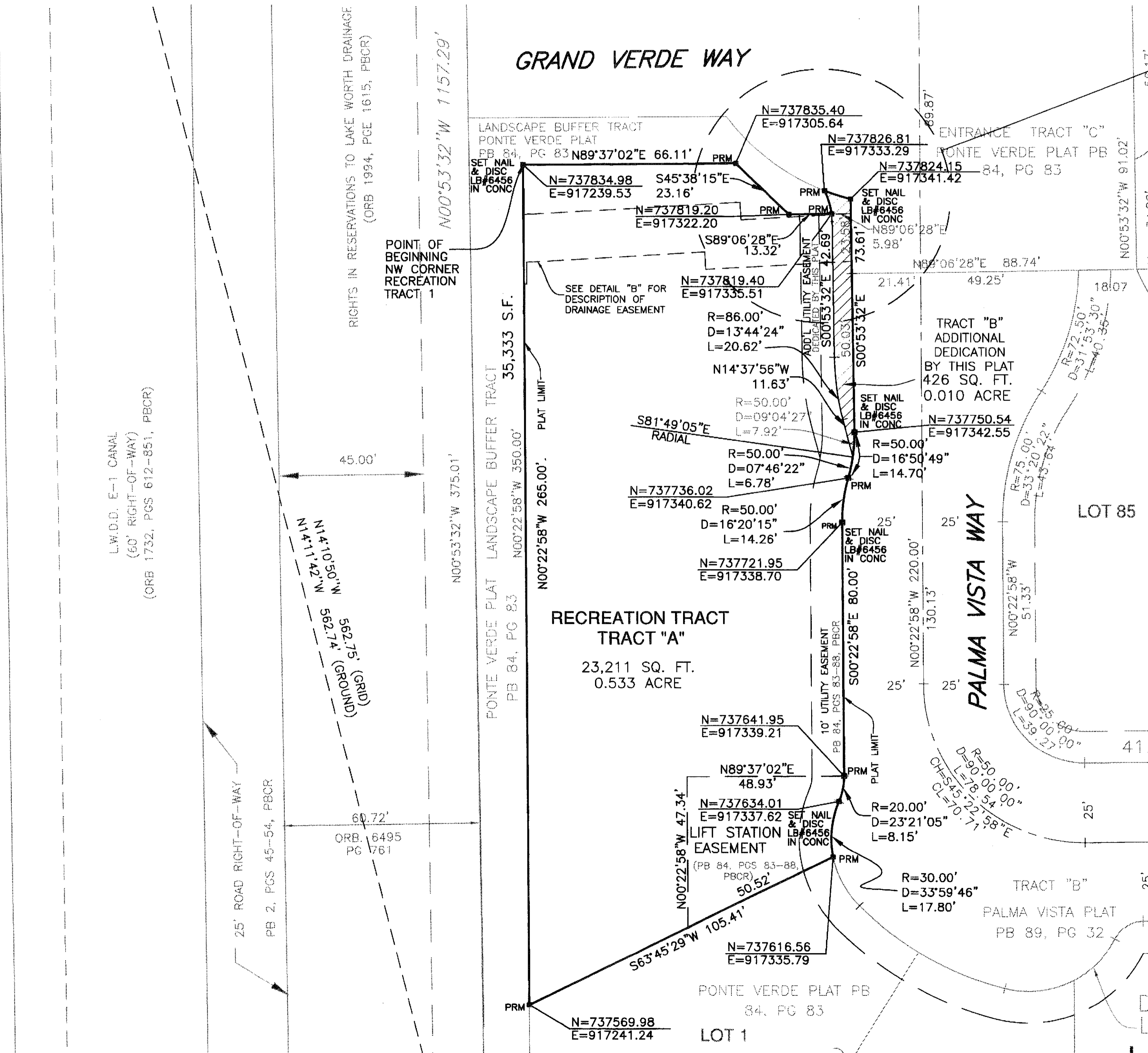
A PORTION OF THE PONTE VERDE P.U.D.
A REPLAT OF RECREATION TRACT NO.1 & PART OF THE LANDSCAPE BUFFER TRACT, PONTE VERDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



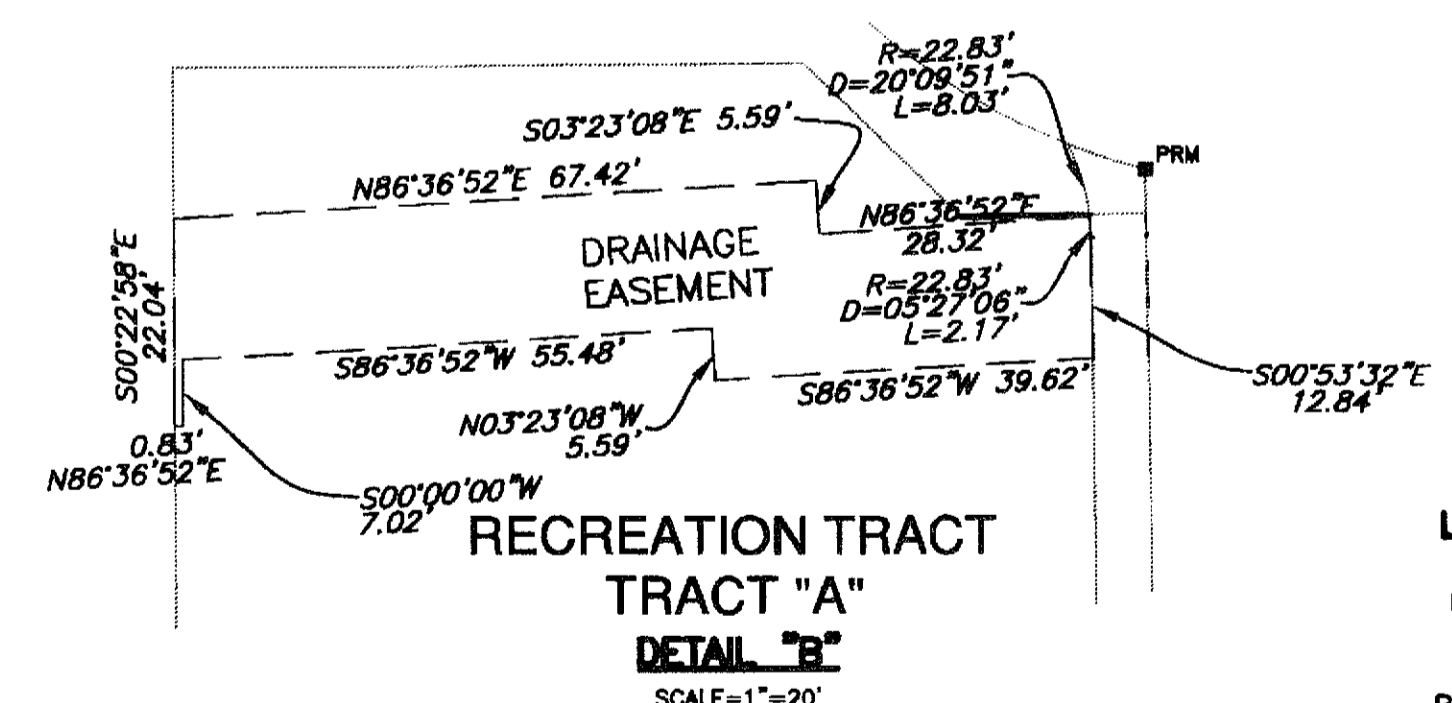
SCALE 1" = 20'

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
This Plat was filed for record at _____ M., this _____ day of _____, 2007, and duly recorded in Plat Book No. _____ on Pages _____ and _____.
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____ DC

"SR 7-36"
PBCO BRASS DISC
N= 738020.501
E= 917090.319



DETAIL "A"
SCALE=1"=5'



RECREATION TRACT "A"
DETAIL "B"
SCALE=1"=20'

SURVEY NOTES:

- COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- LINEAR UNIT = US SURVEY FOOT
- SCALE FACTOR = 1.000009332 ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "A", ARBOR OAKS AT BOCA RATON, RECORDED IN PLAT BOOK 72, PAGES 93-95, PALM BEACH COUNTY RECORDS. SAID LINE BEARS NORTH 00°53'32" WEST. ROTATE PLAT BEARINGS CLOCKWISE 00°00'52" FOR GRID BEARINGS.
- 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- LINE INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.

LEGEND

- = PERMANENT CONTROL POINT
- = SET PERMANENT REFERENCE MONUMENT-4"x4"x24" CONCRETE MONUMENT WITH BRASS CAP MARKED "PRM" LB#6456 UNLESS NOTED OTHERWISE
- POB = POINT OF BEGINNING
- PBCR = PALM BEACH COUNTY RECORDS
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- TWN = TOWNSHIP
- RNG = RANGE
- DE = DRAINAGE EASEMENT
- LBE = LANDSCAPE BUFFER EASEMENT
- UE = UTILITY EASEMENT
- ROW = RIGHT-OF-WAY
- AC = ACRES
- SF = SQUARE FEET
- ELEV = ELEVATION
- D = DELTA
- R = RADIUS
- L = LENGTH OF ARC
- CH = CHORD BEARING
- CL = CHORD LENGTH
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVE
- PI = POINT OF INTERSECTION