43-179

1. LAND TO BE SUBDIVIDED:

Lot No.	Acreage
216A	0.4723 Ac.
217A	0.1901 Ac.
Total Area	0.6704 Ac.

2. DEVELOPER:

Lot 216 and portion of Lot 217:
Herbert Mayl, M.D. and Eileen F. Mayl, his wife
50 N.E. 26th Ave., Suite 304
Pompano Beach, Fl. 33062
Phone: 305/781-6444

Lot 217 and portion of Lot 218:
Bernard Skantz and Harriet Skantz, his wife
16 Derry Court
Cranbury Lndg., N.J. 07676
Phone: (201)297-1086

3. ZONING:
RS-PUD
Single Family Homes

4. SOILS:
Sandy soils - No muck or other unsuitable material.

5. TOPOGRAPHY:
Area is level at approximate elevation 10.5 m.s.l.

LOCATION MAP

LOCATION SKETCH
SCALE 1"=200'
A PORTION OF THE N1/2 OF SEC.21, TWP.47S, RGE.42E
PALM BEACH COUNTY, FLORIDA.

SKETCH OF SURVEY

LOT 216-A:
Lot 216 and the West 1/2 Lot 217, as shown on the Plat of Boca Grove Plantation, recorded in Plat Book 43 at pages 179-183 of the Public Records of Palm Beach County, Florida, and lying in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, and more fully described as follows:

Begin at the Southwest corner of said Lot 216; thence N11°-45'-00"E along the Westerly line of said Lot 216 for 130.00 feet to the Northwest corner thereof; thence S89°-33'-30"E along the Northerly line of said Lot 216 for 101.98 feet to the Northeast corner of said Lot 216, said corner being a point on a circular curve whose radius point bears S11°-45'-00"W for 175.00 feet, thence Southeasterly along said curve leading to the right being Along the Northerly line of said Lot 217 through a central angle of 30°-00'-00" for an arc of 91.63 feet; thence S41°-45'-00"W along the Easterly line of said West 1/2 of Lot 217 for 135.00 feet to a point on a circular curve whose radius point bears S41°-45'-00"W for 90.00 feet; the following three (3) courses being along the Southerly line of said Lots 216 and 217: (1) thence Northwesterly along said curve leading to the left through a central angle of 78°-11'-23" for an arc of 68.23 feet to a point of reverse curvature of a 25 foot radius curve leading to the right; (2) thence Southwesterly along said curve through a central angle of 68°-11'-23" for an arc of 21.03 feet to a point of tangency; (3) thence N78°-13'-00"W for 44.10 feet to the Point of Beginning.

LOT 217-A:
East 1/2 of Lot 217 and a portion of Lot 218, as shown on the Plat of Boca Grove Plantation, recorded in Plat Book 43 at pages 179-183 of the Public Records of Palm Beach County, Florida, and lying in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, and more fully described as follows:

Commence at the Southwest corner of said Lot 218, said corner lying on a circular curve whose radius point bears N48°-15'-00"W for 50.00 feet; thence Northeasterly along said curve leading to the left being along the Westerly line of said Lot 218 through a central angle of 24°-37'-21" for an arc of 21.27 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue Northeasterly along said curve being along the Westerly lines of said Lots 217 and 218 through a central angle of 63°-37'-21" for an arc of 57.27 feet; thence N41°-45'-00"E along the Westerly line of the East 1/2 of said Lot 217 for a distance of 135.00 feet to a point on a circular curve whose radius point bears S41°-45'-00"W for 175.00 feet; thence Southeasterly along said curve leading to the right being along the Easterly lines of said Lots 217 and 218, through a central angle of 55°-33'-40" for an arc of 170.72 feet; thence S89°-10'-51"W for 94.72 feet; thence S72°-37'-39"W for 12.50 feet to the POINT OF BEGINNING.

SKETCH OF SURVEY
LOTS 216, 217 AND A PORTION OF LOT 218
BOCA GROVE PLANTATION (P.U.D.)
PALM BEACH COUNTY, FLORIDA
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGES 179 THRU 183 INCLUSIVE OF THE PUBLIC RECORDS

LOTS 216-A AND 217-A
BOCA GROVE PLANTATION (P.U.D.)
PALM BEACH COUNTY, FLORIDA

Fortin, Leavy, Skiles, Inc.
Consulting Engineers & Land Surveyors
☐ 951 South Federal Highway / Boca Raton, Florida 33432
☐ 180 Northeast 168th Street / North Miami Beach, Florida 33162
(561) 883-4422 / (Broward 462-7180 / Boca Raton 395-7376

SURVEYOR'S NOTES:
- Bearings shown hereon are based on the Plat of Boca Grove Plantation P.U.D., Plat Book 43, pages 179 thru 183, Palm Beach County, Florida.
- Lands shown hereon were not abstracted for easements and/or rights-of way of records.
- Elevations refer to N.G.V.D. (M.S.L.)

SURVEYOR'S CERTIFICATION:
We hereby certify that the attached "Sketch of Survey" of the above described parcel of land is true and correct to the best of our knowledge and belief as surveyed (Sept 8, 1986 under our direction and complies with the minimum technical standards set forth by the State of Florida Board of Land Surveyors.

FORTIN, LEAVY, SKILES, INC.

by: Daniel C. Fortin, For the Firm
Registered Land Surveyor No. 2853
State of Florida

B5194 P1561
B5194 P1562
B5194 P1563

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT

Get Unity of title for 1/2 218 + 219 possibly 220 will be same owner.

Need Location Sketch

B00K