DRAWING NUMBER 51/61

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07548

VIA VERDE PARCEL 12
A PART OF VIA VERDE P.U.D.
BOCA PINES OF VERDE TRAIL
BEING A PORTION OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH, COUNTY, FLORIDA

dennis r. poore, inc. — surveyors - engineers - planners — coral springs, florida

1. o "P.C.P" INDICATES PERMANENT CONTROL POINT. (NAIL IN SURVEY CAP)
2. ◙ "P.R.M." INDICATES PERMANENT REFERENCE MONUMENT.
3. U.E. INDICATES UTILITY EASEMENT.
4. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
6. BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TRACT "B" AS SHOWN ON THE PLAT OF "VIA VERDE PLAT NO. 1, P.U.D.", P.B. 31, PG. 103-104, PALM BEACH COUNTY RECORDS.
7. (7) 2 INDICATES BLOCK NUMBER / LOT

51/61

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT ON THE ____ DAY OF ____, 1984 AND DULY RECORDED IN PLAT BOOK PAGES

JOHN B. DUNKLE
CLERK OF CIRCUIT COURT

BY: _____

SHEET 2 OF 3 SHEETS

SITE DATA

Acreage	5.067 (22,0718 sq.ft.)	
Building Coverage	59939 " "	27 %
Paved Areas	32,583 " "	15 %
Open Space	128,196 " "	58 %
50 units @	9.87 du/ac	

NORTH

0' 25' 50' 75' 100'
SCALE IN FEET : 1" = 30'

N52°37'43"W RADIAL BEARING
NORTH LINE, SEC. 22-47-42
S89°44'44"W 472.69'
N.E. CORNER OF N.W. QUARTER OF SEC. 22-47-42

VISTA VERDE SECTION TWO OF VIA VERDE P.U.D. P.B. 38, PGS. 177-178

TRACT "O", WATER MANAGEMENT TRACT

EXIST P.R.M. Nº 1560

EXIST P.R.M. Nº 2283

VIA VERDE

TRACT "A"

TRACT "B"

TRACT "C"

TRACT "D"

PARCEL "A"

PARCEL "B"

PARCEL "C"

JOG ROAD (C.R.B. 1799, PG. 1422)

UNPLATTED

VERDE TRAIL

PLAT BOUNDARY

5' LIMITED ACCESS ESM'T.

10' U.E.

20' Maintenance Esm't

P.O.B.

P.R.M. B.M. EL. 15.19

P.R.M.

P.C.P.

P.C.C.

P.R.C.

P.C.P.

P.C.C.

P.T.

Radial S 30°49'53"E 60.00'

Radial S 26°26'00"E 151.69'

Radial S 46°20'00"W

S 72°00'00"E 240.00'

S 24°45'00"W 385.00'

S 53°30'00"E 248.88'

N 32°25'00"W 534.17'

N 13°22'35"E 35.84'

R = 2253.88' Δ = 04°23'53" A = 214.12'

R = 2255.65' A = 1072.41'

R = 2193.88' A = 168.40'

R = 1691.75' A = 332.17' Δ = 11°15'00"

Δ = 50°43'10" R = 15.00' A = 13.28

Δ = 63°06'55" R = 15.00' A = 16.52

Δ = 90°00'00" R = 20.00' A = 31.42

Δ = 22°30'00" R = 93.01' A = 36.52

Δ = 15°30'00" R = 216.76' A = 58.64

Δ = 112°30'00" R = 20.00' A = 39.27

Δ = 34°21'32" R = 81.65' A = 60.56

Δ = 20°00'00" R = 181.06' A = 62.85

Δ = 53°05'00" R = 50.00' A = 46.33

Δ = 121°21'40" R = 4.60' A = 9.93

Δ = 0°26'20" R = 1691.75' A = 43.47

Δ = 00°25'24" R = 1691.75' A = 12.50

Δ = 00°25'25" R = 1691.75' A = 12.51

Δ = 04°23'53" R = 2193.88' A = 168.40

Δ = 11°15'00" R = 1691.75' A = 332.17'

Center line Tract "B", see note 6

PR 2288 Rec. 59 PG 61

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