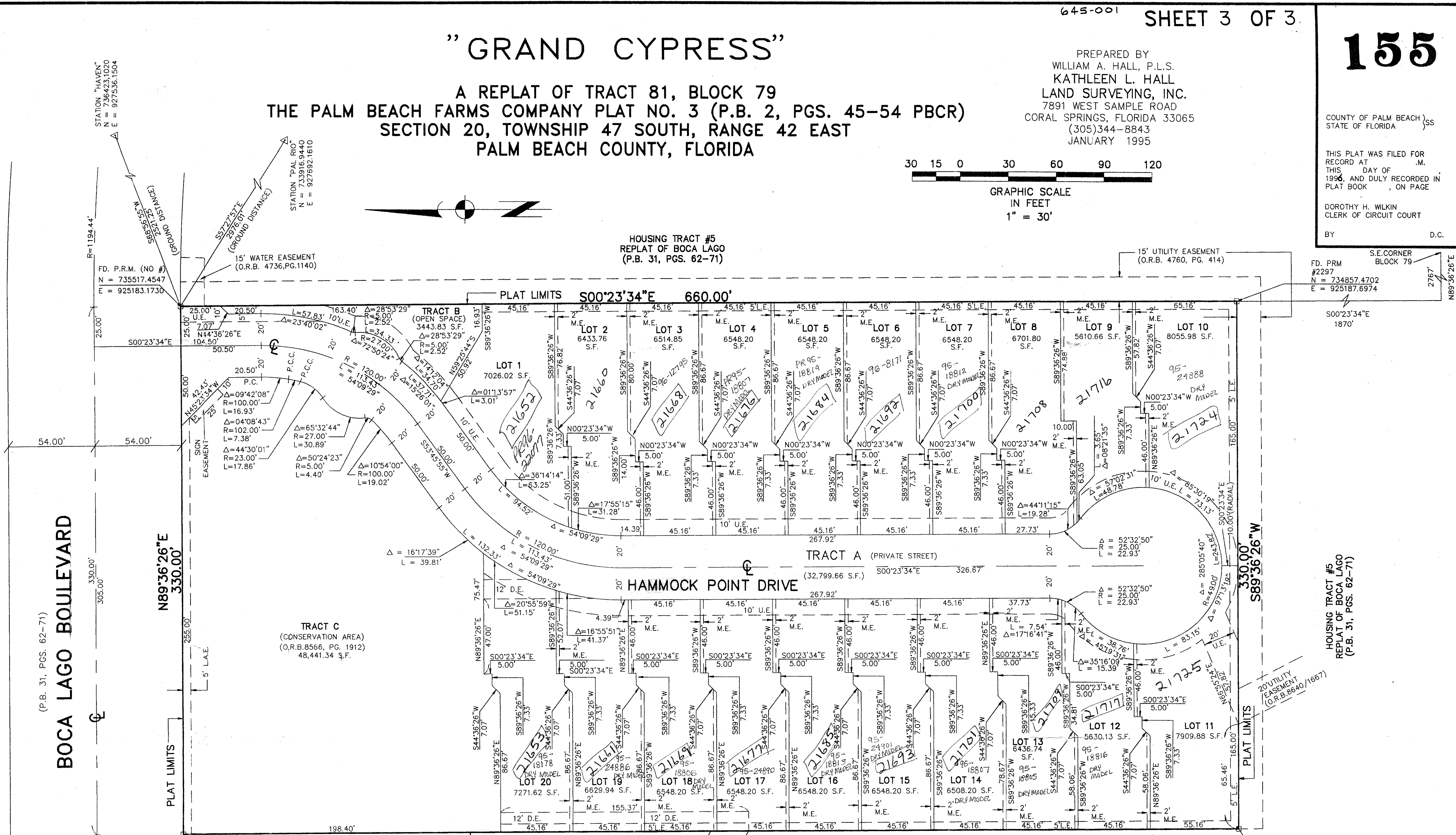
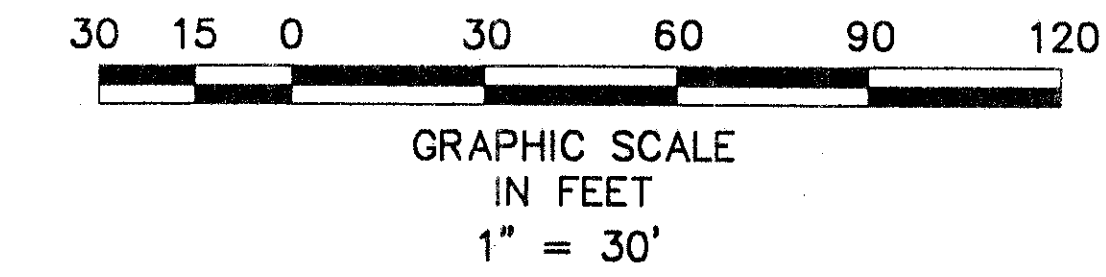


"GRAND CYPRESS"

A REPLAT OF TRACT 81, BLOCK 79
THE PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54 PBCR)
SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY
WILLIAM A. HALL, P.L.S.
KATHLEEN L. HALL
LAND SURVEYING, INC.
7891 WEST SAMPLE ROAD
CORAL SPRINGS, FLORIDA 33065
(305)344-8843
JANUARY 1995

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR
RECORD AT .M.
THIS DAY OF
1995, AND DULY RECORDED IN
PLAT BOOK . ON PAGE
DOROTHY H. WILKIN
CLERK OF CIRCUIT COURT
BY . D.C.



BOCA LAGO BOULEVARD
(P.B. 31, PGS. 62-71)

N89°36'26"E
330.00'

660.00'
N00°23'34"W

S89°36'26"W
330.00'

SURVEY NOTES:

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1927, 1972 ADJUSTMENT, AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION AND BASED UPON A BALANCED TRAVERSE FROM THE N.G.S. CONTROL STATIONS SHOWN HEREON.
- SCALE FACTOR IN DETERMINING COORDINATES = 1.0000235
- NO BUILDING 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
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITY SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ABBREVIATION LEGEND: P.R.M. = PERMANENT REFERENCE MONUMENT; P.B. = PLAT BOOK; O.R.B. = OFFICIAL RECORDS BOOK; C. = CENTERLINE; R = RADIUS; L = ARC LENGTH; Δ = DELTA ANGLE; S.F. = SQUARE FEET; PBCR = PALM BEACH COUNTY RECORDS; D.E. = DRAINAGE EASEMENT; U.E. = UTILITY EASEMENT; M.E. = MAINTENANCE EASEMENT; L.A.E. = LIMITED ACCESS EASEMENT; L.E. = LANDSCAPE EASEMENT; P.C. = POINT OF CURVATURE; P.C.C. = POINT OF COMPOUND CURVATURE

PET 94-55
5/3/3/M

0045-001

BOOK 74 PAGE 155
FLOOD ZONE AD FLOOD MAP #2300
QUAD # 54 ZONING RS
SE ZIP CODE 33433
PUD NAME Grand Cypress
TAZ 7 8C

SET P.R.M.
#3671
N = 735515.1932
E = 924853.1807

FD P.R.M.
(NO #)
N = 734855.2087
E = 924857.7038

RECREATION TRACT "F"
REPLAT OF BOCA LAGO
(P.B. 31, PGS. 62-71)