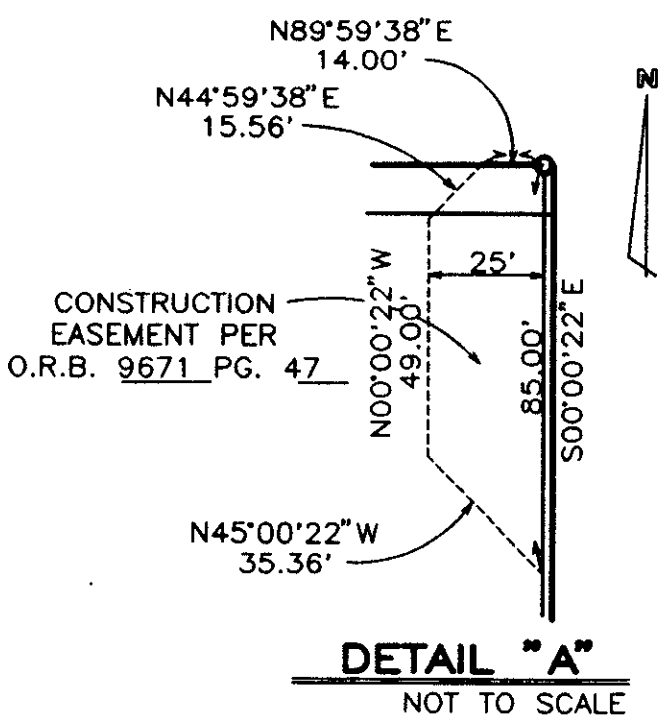
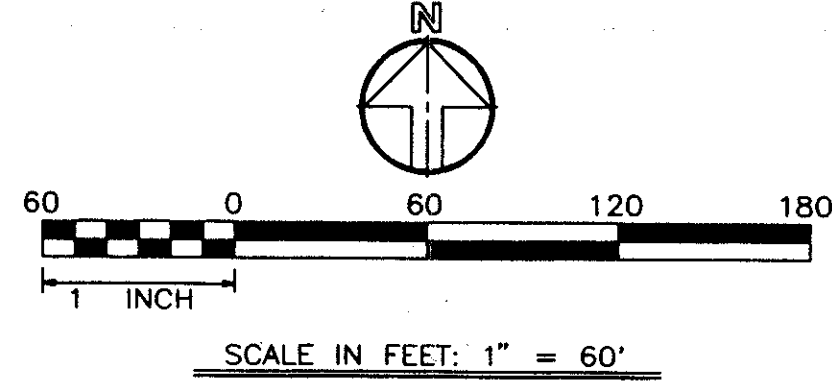


SAVANNAH'S PLACE

(PROMENADE AT BOCA RATON, P.U.D.)
 A REPLAT OF A PORTION OF TRACTS 65, 66, 67, 68 AND 69, BLOCK 77,
 PALM BEACH FARMS CO. PLAT NO. 3, (PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE)
 SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

NOVEMBER, 1996
 SHEET 2 OF 2 SHEETS



STATE PLANE COORDINATE TIE-IN DETAIL
 NOT TO SCALE

NOTE RELATING TO COORDINATES
 COORDINATES SHOWN ARE GRID DATUM = NAD 83,
 1990 ADJUSTMENT.
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION.
 ALL DISTANCES ARE GROUND.
 SCALE FACTOR = 1.0000225040
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

149

RET. 95-88
 5/3/3/11

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED REFER TO THE NORTH RIGHT-OF-WAY LINE OF GLADES ROAD HAVING A BEARING OF S89°59'38"W, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD NO. 808 PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION UNDER WPI NO. 4118090, SECTION 93004-2509, LATEST REVISION JANUARY 13, 1994.
- ALL P.R.M.'s WERE SET UNLESS NOTED OTHERWISE. P.R.M.'s (SET) BEAR A BRASS DISC WITH THE NUMBER 3550.
- 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 SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- FLORIDA POWER & LIGHT CO. RELEASE OF EASEMENTS PER O.R.B. 9671 PGS. 77-82.

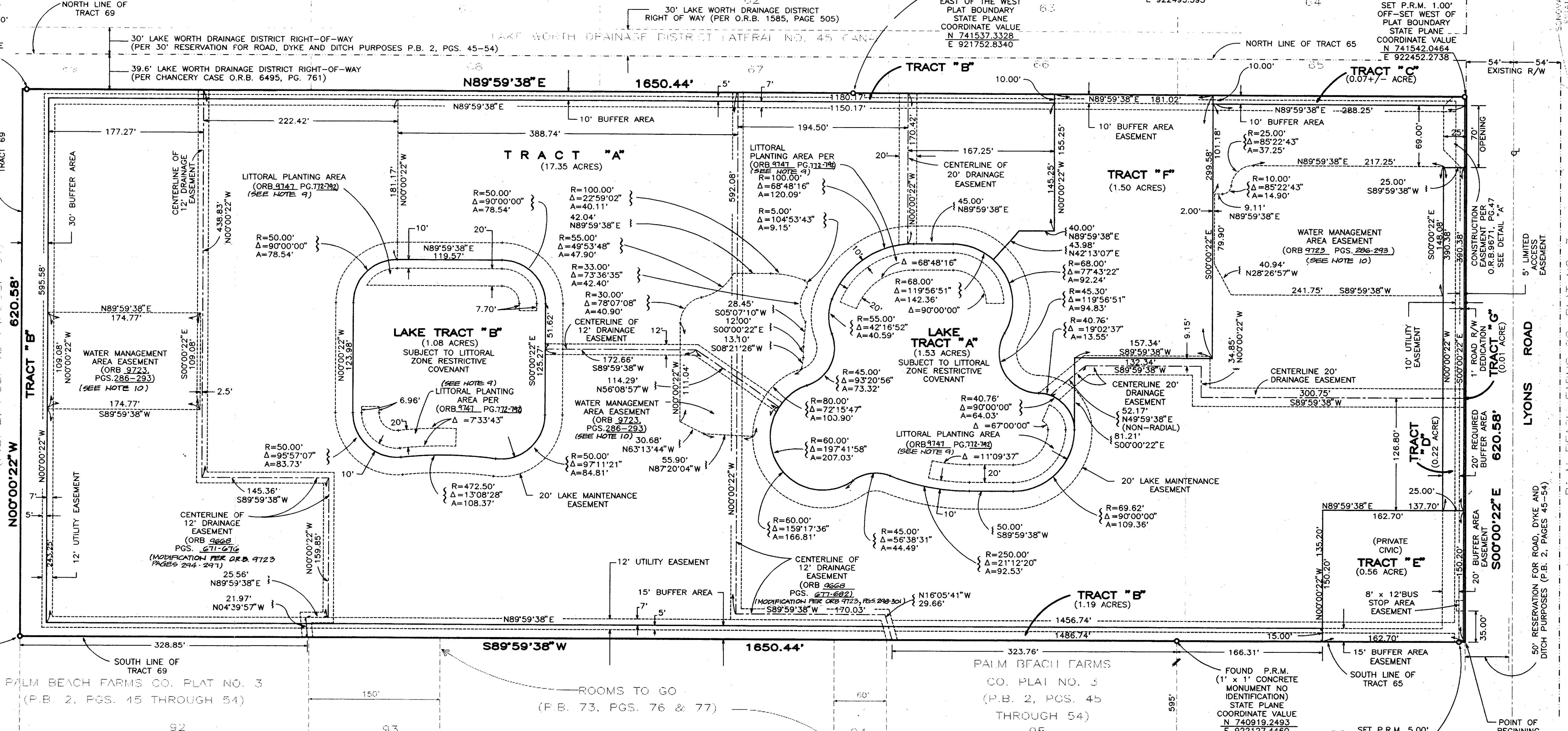
SUBDIVISION SAVANNAH'S PLACE
 BOOK 79 PAGE 149
 FLOOD ZONE B
 ZONING PUD
 ZIP CODE 33434

SURVEYOR'S NOTES CONTINUED:

- THE ORIGINAL LITTORAL PLANTING AREA DOCUMENTS WERE RECORDED IN O.R.B. 9645 PAGES 1101-1114. THE O.R.B. AND PAGE NUMBERS REFLECTED ON THE MAP ABOVE REFER TO THE MODIFICATION OF LITTORAL PLANTING AREAS.
- THE ORIGINAL RESTRICTIVE COVENANT (WATER MANAGEMENT AREAS) WERE RECORDED IN O.R.B. 9668 PAGES 603-642. THE O.R.B. AND PAGE NUMBERS REFLECTED ON THE MAP ABOVE REFER TO THE MODIFICATION OF RESTRICTIVE COVENANT (WATER MANAGEMENT AREAS).

LEGEND:

- H-W-C HELLER-WEAVER AND CATO, INC.
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B.C. PALM BEACH COUNTY
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- PERM PERMANENT REFERENCE MONUMENT



0673-001

79/149

PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45 THROUGH 54)
 LYONS ROAD
 5' LIMITED ACCESS EASEMENT
 20' REQUIRED BUFFER AREA
 1' ROAD R/W
 TRACT "G" (0.01 ACRES)
 5' LIMITED ACCESS EASEMENT
 20' REQUIRED BUFFER AREA
 1' ROAD R/W
 TRACT "D" (0.22 ACRES)
 20' BUFFER AREA
 15' BUFFER AREA
 SOUTH LINE OF TRACT 65
 FOUND P.R.M. (1' x 1' CONCRETE MONUMENT NO IDENTIFICATION) STATE PLANE COORDINATE VALUE N 740919.2493 E 922127.4460
 SET P.R.M. 5.00' OFF-SET WEST OF THE EAST LINE OF PLAT STATE PLANE COORDINATE VALUE N 740921.4395 E 922452.4559 (P.B. 2, PGS. 45-54)
 POINT OF BEGINNING SOUTHWEST CORNER OF TRACT 65, BLOCK 77, PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)
 50' RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES (P.B. 2, PAGES 45-54)
 PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45 THROUGH 54)