PREPARED BY GARDENS IN THE GROVE REPLAT 0209-010 DAVID P. LINDLEY 52 CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS PART OF THE BOCA GROVE PLANTATION, P.U.D. 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BEING A REPLAT OF A PORTION OF PARCEL "B", "GARDENS IN THE GROVE", BOCA RATON, FLORIDA 33433 - (407)392-1991 AS RECORDED IN PLAT BOOK 46, PAGES 62 THROUGH 63 OF THE PUBLIC SEPTEMBER - 1996 RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, STATE OF FLORIDA PALM BEACH COUNTY, FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS ____ DAY OF ____
A.D. 199__ AND DULY RECORDED IN PLAT BOOK ______ ON PAGES _____ AND ____. DOROTHY H. WILKEN CLERK CIRCUIT COURT DEPUTY CLERK FND PBC MONUMENT "PIKES POWER" FND PBC MONUMENT "BOCA GROVE" N 739215.3800 N 739158.4290 E 930565.5170 E 933206.9570 SHEET 4 OF 4 S88'45'53"W (GRID) 2642.00'(MEASURED GROUND DISTANCE) -Ret. 80-2.14 FP&L EASEMENT (ORB 5208, PAGE NOTES COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID N86'07'00"W DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000265GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE N79°00'00"W \S34'00'00"E (CLOCKWISE) 00°02'59" = BEARING ROTATION (PLAT TO GRID) N87°30'00"E(PLAT BEARING) N87°32'59"E(GRID BEARING) NORTH LINE "GARDENS IN THE GROVE" TO DRAINAGE, UTILITY, ACCESS EASEMENT PLAT TIE N.T.S. TRACT "L-2" 10' FP&L EASEMENT (ORB 5208, PAGE 181) S88'41'00"E 27.47 DRAINAGE, UTILITY, ACCESS EASEMENT GRAPHIC SCALE (ORB 4873, PAGE 324) 15' REC ACCESS EASEMENT (ORB 7674, PAGE 1564) (IN FEET) 1 inch = 40 ft.S80°07'04"E N/R 52.60' (PB 46, PG 62, 63) TRACT "B", GARDENS IN THE GROVE 12' D.E. (PLAT BOOK 46, PAGES 62 AND 63) (PB 46, PG 62, 63) TRACT "B", GARDENS IN THE GROVE (PLAT BOOK 46, PAGES 62 AND 63) DETAIL "B"

EASEMENT GEOMETRY
DETAIL ONLY
1"=20' DETAIL "A" ROAD EASEMENT GEOMETRY DETAIL ONLY 1"=20' 209-010