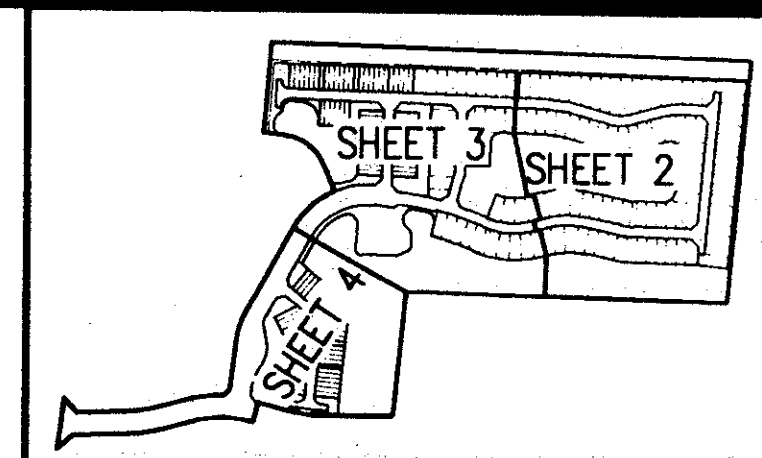
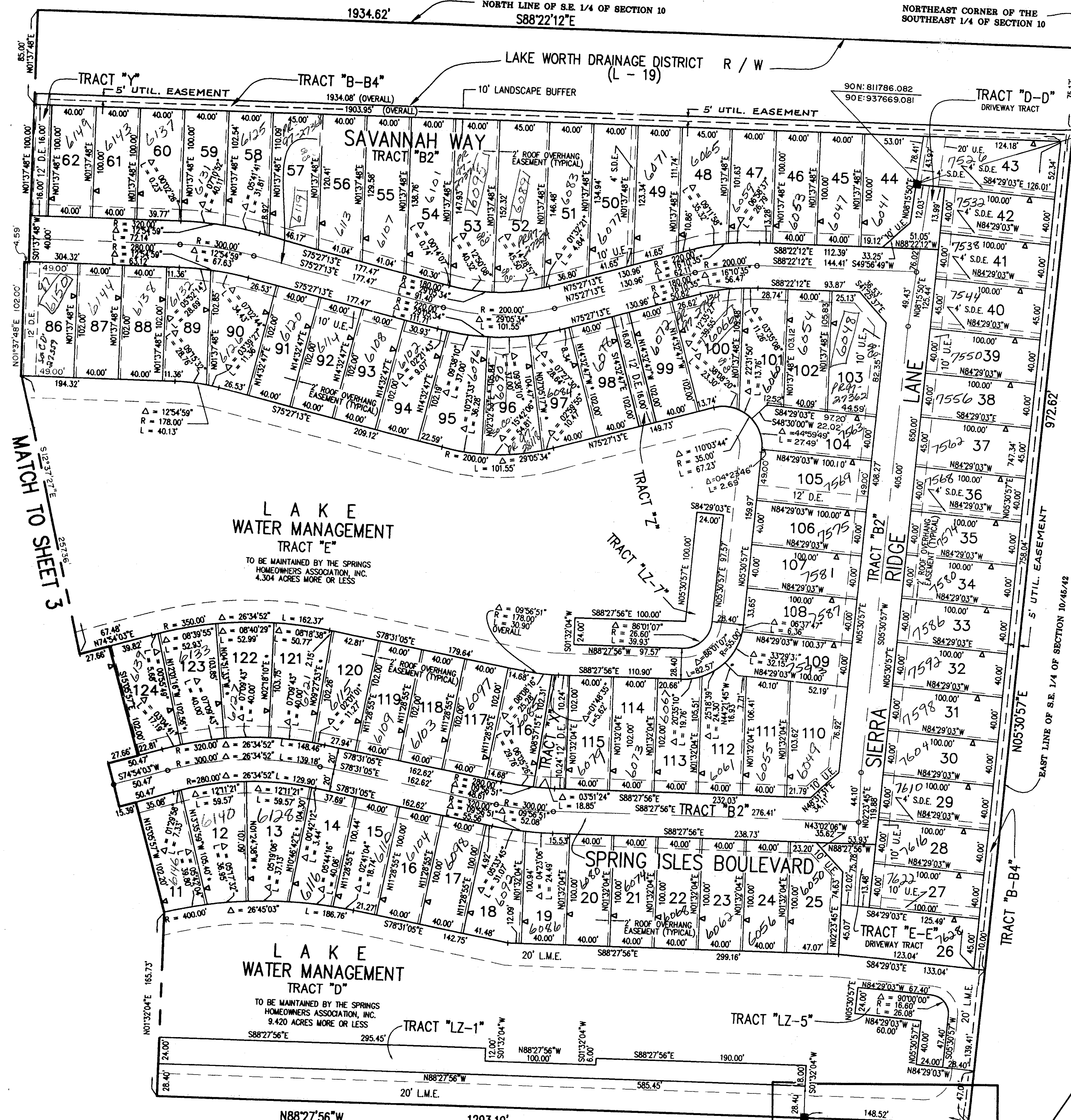


PALM BEACH RANCHES - UNRECORDED PLAT

P.O.B.
NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 10

669-001

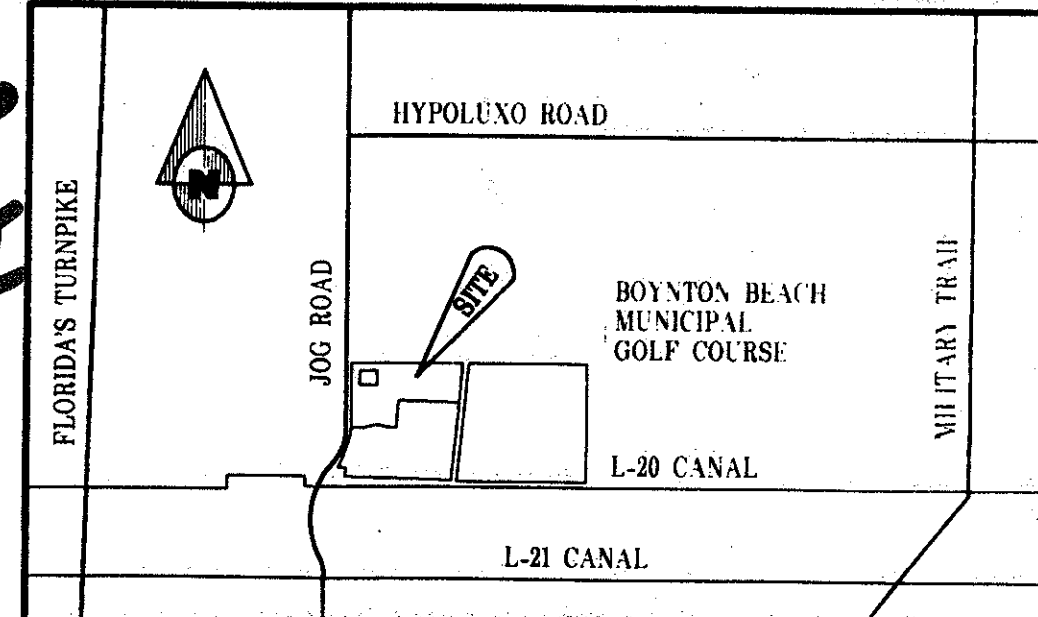
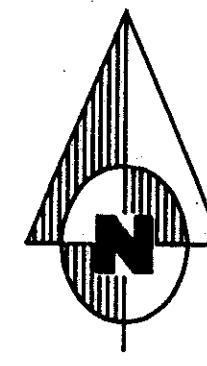
93



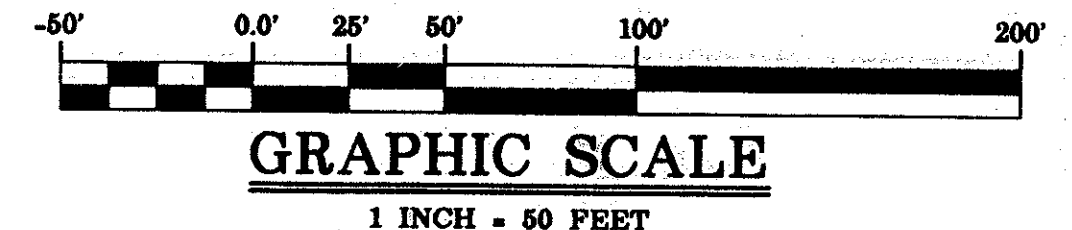
KEY MAP
N.T.S.

TABULAR DATA

PETITION NUMBER	94-16(A)
TOTAL AREA	49.692 ACRES
UNITS	216
DENSITY	4.347 UNITS/ACRE
TOWNHOUSE	88
ZERO LOT LINE	128



LOCATION MAP
N.T.S.

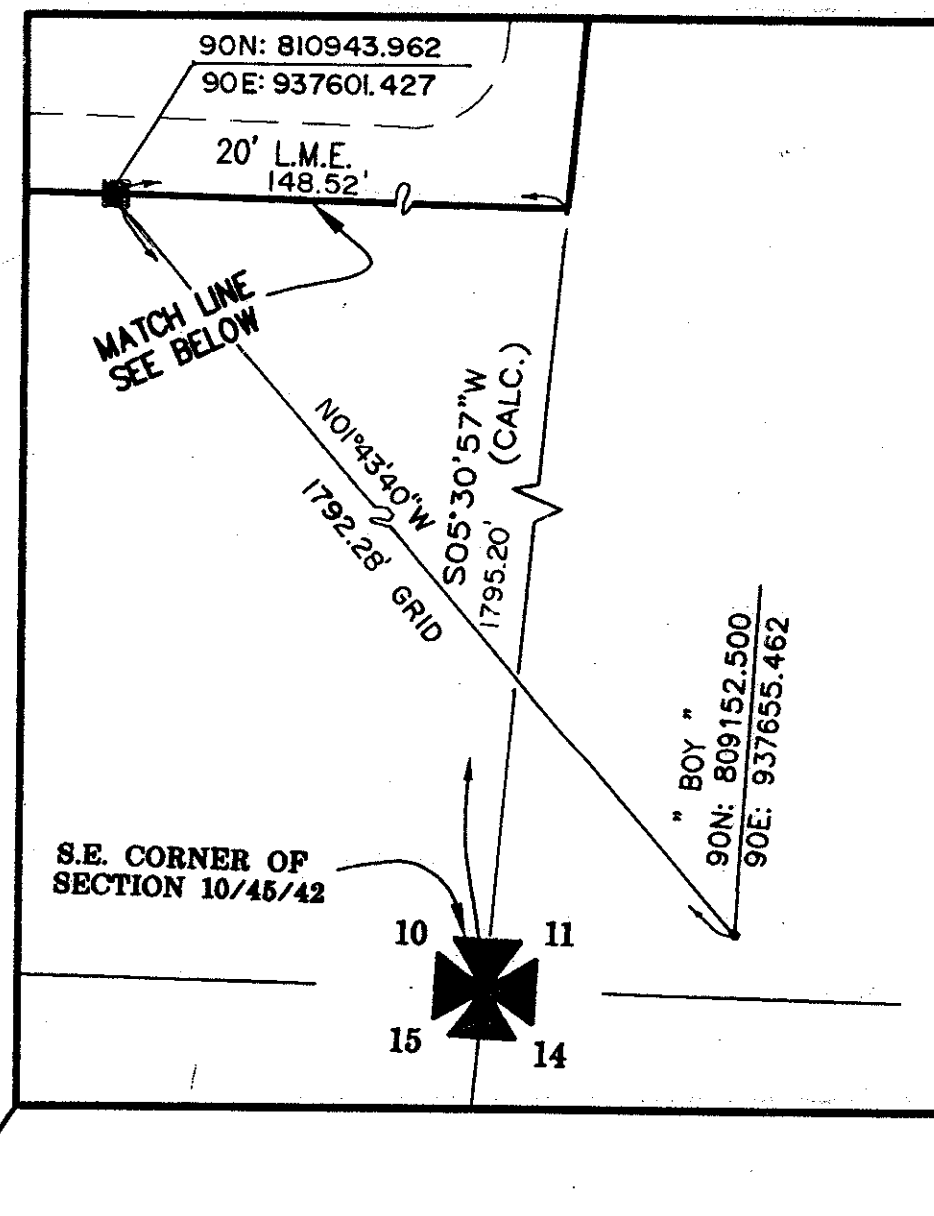


PLAT OF
THE SPRINGS - PLAT NO. 1
"A PORTION OF JOG ROAD RESIDENTIAL P.U.D."
IN THE SOUTHEAST ONE QUARTER OF SECTION 10,
TOWNSHIP 45 SOUTH RANGE, 42 EAST,
PALM BEACH COUNTY, FLORIDA.
SHEET 2 OF SHEETS 4 MAY 1996

COORDINATES, BEARINGS, AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1980 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000319
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARING ROTATION PLAT TO GRID
01°44'49" COUNTER CLOCKWISE

- LEGEND:**
- P.B. = PLAT BOOK
 - P.G. = PAGE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - Δ = DELTA ANGLE
 - A = ARC LENGTH
 - C.B. = CHORD BEARING
 - O.R.B. = OFFICIAL RECORD BOOK
 - D.B. = DEED BOOK
 - R.W. = RIGHT-OF-WAY
 - F.P.&L. = FLORIDA POWER & LIGHT
 - C/L = CENTERLINE
 - R.R.M.E. = ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS
 - = DENOTES SET P.R.M. # 2297 UNLESS OTHERWISE NOTED
 - = DENOTES FOUND P.R.M. AS NOTED
 - = DENOTES SET PERMANENT CONTROL POINT (P.C.P.)
 - = DENOTES ZERO LOT LINE ON THE SIDE OF THE LINE SHOWN
 - S.D.E. = SWALE DRAINAGE EASEMENT
 - P.U.D. = PLANNED UNIT DEVELOPMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - *
 - P.O.B. = POINT OF BEGINNING

BOYNTON BEACH MUNICIPAL GOLF COURSE



MATCH TO SHEET 3

SECTION 80
FLOOD ZONE 4
ZONING AR
SUB DIVISION 33453
SUB PLANE

LAKE WATER MANAGEMENT TRACT "E"
TO BE MAINTAINED BY THE SPRINGS HOMEOWNERS ASSOCIATION, INC. 4.304 ACRES MORE OR LESS

LAKE WATER MANAGEMENT TRACT "D"
TO BE MAINTAINED BY THE SPRINGS HOMEOWNERS ASSOCIATION, INC. 9.420 ACRES MORE OR LESS

PALM BEACH COUNTY SCHOOL BOARD
O.R.B. 8348 PAGES 688 AND 692

0669-001

THIS INSTRUMENT WAS PREPARED BY PEDRO B. MORALES IN THE OFFICES OF DAILEY FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

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