8)209-010 PREPARED BY GARDEN DAVID P. LINDLEY 51 CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7301 - A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (407)392-1991 PART OF THE BOCA GROVE PLANTATION, P.U.D. BEING A REPLAT OF A PORTION OF PARCEL "B", "GARDENS IN THE GROVE", AS RECORDED IN PLAT BOOK 46, PAGES 62 THROUGH 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, SEPTEMBER - 1995 STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _______ M.
THIS ______ DAY OF _______ AND DULY RECORDE
IN PLAT BOOK ______ ON
PAGES ______ AND _______ PALM BEACH COUNTY, FLORIDA GRAPHIC SCALE 0 20 40 SEE SHEET 3 OF 3 R = 235.00' \(\Delta = \frac{19}{21'11"} (IN FEET) FOR PLAT THE TRACT "H" DOROTHY H. WILKEN CLERK CIRCUIT COURT 1 inch = 40 ftP.O.C. BOCA GROVE PLANTATION, P.U.D. NB2*30'00°E POR NO (NW CORNER TRACT "B", PB 46, PAGES 62 AND 63) BY: DEPUTY CLERK BEARING BASIS N 87'30'00° E 35' WATER MANAGEMENT AND GOLF COURSE EASEMENT (PLAT BOOK 46, PAGES 62 AND 63) TRACT "W"

BE OWNED AND MAINTAINED BY BE BOCA GROVE PROPERTY OWNE DOLATION, INC., ITS SUCCESSORS WITHOUT RECOURSE TO TRACT "W" N85'37'47"E SHEET 3 OF 4 N88"21"18"E 79.63" 43.27" 55,06 NAR"21"18"E Δ = 42'47'56" R = 25.00' L = 18.67' WITNESS PRM N /385/3./822 E 930437.8436 WITNESS PRM N 738589.8151 E 930730.1400 NOTES 3 COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE CRID
DATUM = NAD B3 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION 5 18,767 sq.f 2 16,123 sq.ft. 22,025 sq.ft. 6 €3 15.898 ag.f ALL DISTANCES ARE GROUND 14'43'2 180.00' 46.26' SCALE FACTOR = 1.0000265
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE N87'30'00"E(PLAT BEARING)
N87'32'59"E(GRID BEARING)
00"02'59" = GEARING ROTATION (PLAT TO GRID) FP&L EASEMENT 'B'' NORTH LINE "GARDENS IN THE GROVE" R=170.00 4300'00 SEE DETAIL "A" & "B" 2. R=130.00 -97.56.00 00 8 SURVEY NOTES: SHEET 3 OF 3 ORANGE WOOD LANE 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES FOR EASEMENT IN THOSE CASES WIERE LASEMENTS OF DIFFERENT PIPES FOROSS OR OTHERWISE COMMODE, DRAINAGE FASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, COCESS EASEMENTS SHALL HAVE HIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBCRIDIATE TO THESE WITH THEIR PRIORITIS BEING DETERMINED BY USE RIGHTS GRANTED. GEOMETRY BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. P.O.C. POINT A N 738318.6368 E 930863.3529 NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES NO BUILDINGS OR NAT KIND UP CONSTRUCTION OR TREES
OR SHRUBES SHALL BE PLACED ON AN EASEMENT WITHOUT
PRIOR WRITTEN CONSENT OF ALL EASEMENT
IN TEICIARIES AND ALL APPLICABLE COUNTY APPROVALS
ON PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 9 Δ = 41'45 ω R = 57.00' L = 41.53' UTILITY, ACCESS EAGLISHT (24) 10 11,454 sq.ft 8 TRACT "L-2" APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME. 9,621 sq.ft. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF DARDENS IN THE GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 62 AND 63, BEARING NOT'SO OF T. WITNESS PRM A = 26.92 12' DRANAGE ENSEMENT PLAT BOOK 46, PAGES 62 AND 63) 11,654 sq.ft 6. P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005. -146 (PB 46, PG 62) NBB'-47'20"E A=65'47'40" 84.18' R=15.00' L=17.49' 7. U.E. - INDICATES UTILITY EASEMENT. 8. D.F. - INDICATES DRAINAGE EASEMENT. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE. 10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PAINTERING COUNTY. 11. L.M.E. - DENOTES LAKE & AINTETIANCE EASEMENT. 12. o - DENOTES PERMANENT CONTRO POINT NO. 5005. 12. LAZ - DENOTES PERMARLAT CONTRO - CONT. N.
13. LAZ - DENOTES HUMTED ACCESS EASEMENT.
14. (R) - DENOTES RADIAL LINE.
15. P.O.B - DENOTES POINT OF BEGINNING.
16. P.O.C. - DENOTES POINT OF COMMENCEMENT.
17. sq.ft. - DENOTES SOUARE FEET. UTILITY, ACCESS EASEME 46, PAGES 62 AND 63) E TRACT "B" RIVER F.P.&L - DENOTES FLORIDA POWER AND LIGHT.

N/R - DENOTES NON RADIAL OF TANGENT LINE.

PB - DENOTES PLAT BOOK. S' DRAINAGE, I TABULAR DATA TOTAL AREA THIS PLAT G.ZZG ACRES AREA OF RESIDENTIAL 3.507 ACES AREA OF PRIVATE ROADWAY (TRACTS R.R.I.) 0.164 ACRES AREA OF WATER MANAGEMENT (TRACTS IV. 1971) 1.928 ACRES Δ = 20'46'28' L = 253.81' N:954'03E AREA OF OPEN SPACE (TRACT L. L-1,L-2,L-3) 0.595 ACRES TOTAL NUMBER OF UNITS PROPOSED THIS PLAT SR9'07'35"W 1.59 UNITS/ACRE DENSITY PROPOSED THIS PLAT (PLAT BOOK 46, PAGES 62 AND 63) LAND USE - LR2 ZONING PETITION NUMBER PDD80-214(B) 13962 Statement Control Cont