0722-023

SHEET 4 OF 5 SHEETS

35

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

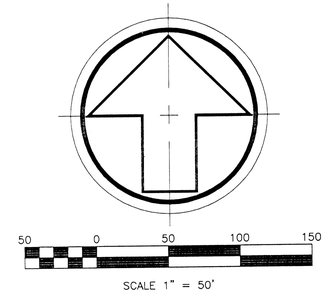
SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
1885 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale, Fl. 33309
PH: 954-776-7604 • FAX: 954-776-7608

JUNE 1999

PALMA VISTA

A PORTION OF THE PONTE VERDE P.U.D.

A REPLAT OF LOTS 21 THROUGH 50, TRACT "B", THE PEDESTRIAN TRACT, AND A PORTION OF THE LANDSCAPE BUFFER TRACTS, PONTE VERDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A REPLAT OF TRACT 12, LESS THE NORTH 30 FEET, BLOCK 78, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA.

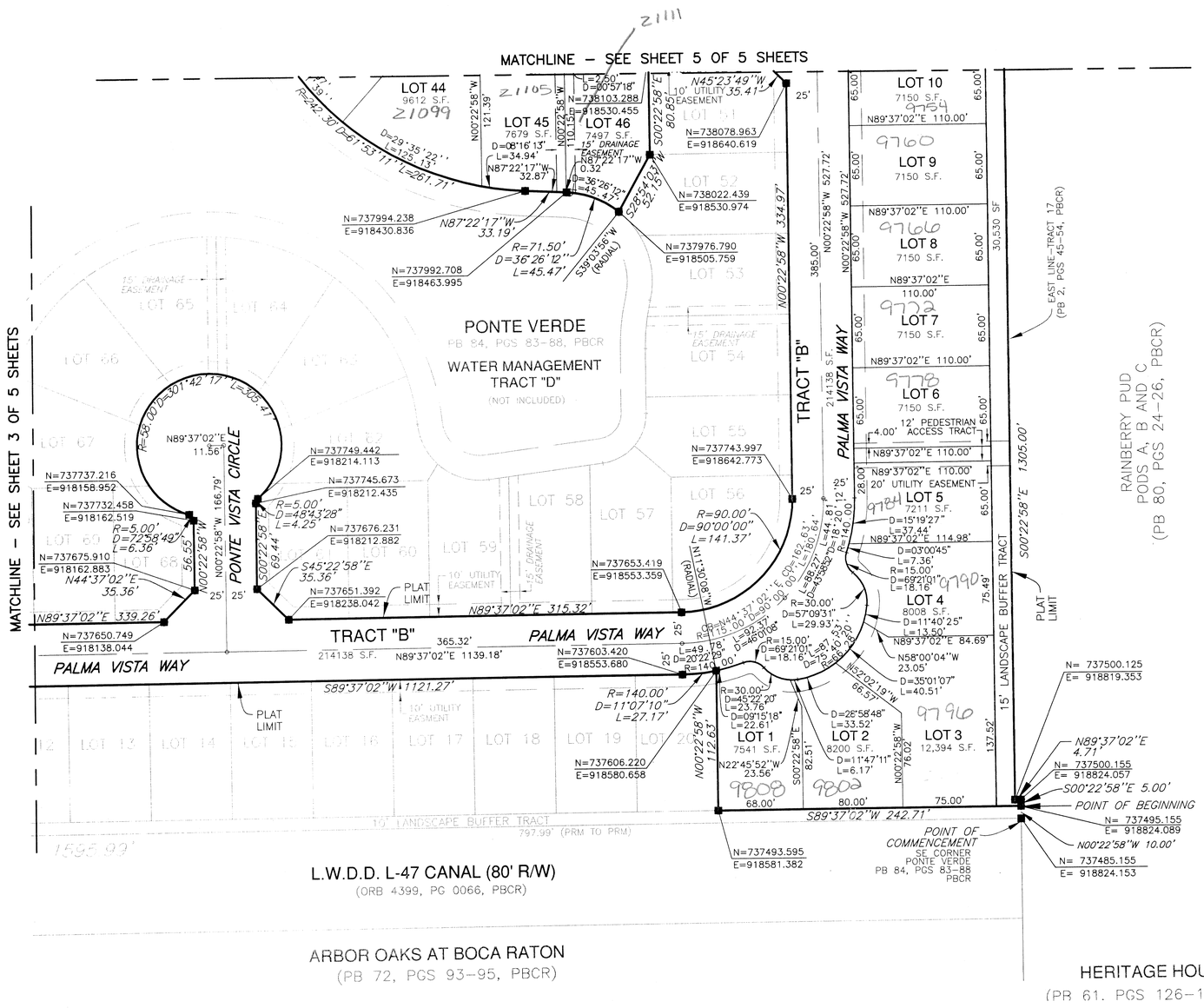


STATE OF FLORIDA
COUNTY OF PALM BEACH SS

This Plat was filed for record at _____ _M., this _____ day of _____, 200_ and duly recorded in Plat Book No._____ on Pages _____ and_____.

DOROTHY H. WILKEN, CLERK

BY:_____ DC



SURVEY NOTES:

1. COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

2. LINEAR UNIT = US SURVEY FOOT

3. SCALE FACTOR = 1.00001933 ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.

4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "A", ARBOR OAKS AT BOCA RATON, RECORDED IN PLAT BOOK 72, PAGES 93-95, PALM BEACH COUNTY RECORDS. SAID LINE BEARS NORTH 00°53'32" WEST. ROTATE PLAT BEARINGS CLOCKWISE 00°00'52" FOR GRID BEARINGS.

5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. NO BUILDINGS 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.

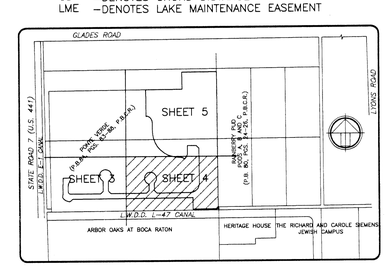
7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

8. LINES INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.

9. THE UNDERLYING UTILITY EASEMENTS, DRAINAGE EASEMENTS AND ACCESS TRACT "B" CREATED BY THE PLAT OF PONTE VERDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN THE BOUNDARIES OF THIS REPLAT WERE ABANDONED PER RESOLUTION BY THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AND RECORDED IN OFFICIAL RECORDS BOOK 12069, PAGES 356-375 OF SAID PUBLIC RECORDS.

LEGEND:

D.E.	–DENOTES DRAINAGE EASEMENT
■	–DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.
P.B.	–DENOTES PLAT BOOK
ORB	–DENOTES OFFICIAL RECORDS BOOK
POB	–DENOTES POINT OF BEGINNING
POC	–DENOTES POINT OF COMMENCEMENT
℄	–DENOTES CENTERLINE
U.E.	–DENOTES UTILITY EASEMENT
R/W	–DENOTES RIGHT-OF-WAY
PBCR	–DENOTES PALM BEACH COUNTY RECORDS
∘	–DENOTES PERMANENT CONTROL POINT (P.C.P.)
D	–DENOTES CENTRAL ANGLE
R	–DENOTES RADIUS
L	–DENOTES ARC LENGTH
CB	–DENOTES CHORD BEARING
CD	–DENOTES CHORD DISTANCE
LME	–DENOTES LAKE MAINTENANCE EASEMENT



INDEX MAP
N.T.S.

SURVEYOR'S PROJECT NO. 97-0359

SUBDIVISION Palma Vista
BOOK 89 PAGE 35
FLOOD ZONE A0 FLOOD MAP # 2208
QUAD # 54 ZONING PUD
SE ZIP CODE 33428
TAZ 882 PUD NAME Ponte Verde