COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
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 0000402 SCALE FACTOR = 1.0000492

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

N89'18'46"E (PLAT BEARING) $00^{\circ}25'46'' = BEARING ROTATION$ N88°53'00"E (GRID BEARING) (PLAT TO GRID COUNTERCLOCKWISE) NORTH LINE THIS PLAT

ESTANCIA AT BOYNTON BEACH PUD

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF DAKOTA LOFTS, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGES 132 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY JEFFREY R. WAGNER

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

JANUARY - 2006

"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 GRAPHIC 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 PALM BEACH COUNTY

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF __ A.D. 2006 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES ____ AND ____

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 2 OF 2 N 788592.7760 N89°18'46"E (GROUND) N88°53'00"E (GRID) 1699.30' (CALCULATED GROUND FROM FIELD TRAVERSE) E 961791.6110 1699.39' (GRID) N8948'46"E 1689.29' (PLAT BOOK 97, PAGES 132-134) NORTH LINE OF SECTION 4. TOWNSHIP 46 SOUTH, RANGE 43 EAST NO1°47'42"W (GRID) S00°41'14"E (GROUND) S01°07'00"E (GRID) FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE UNPLATTED WITNESS CORNER TO NORTH 1/4 CORNER SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST -NORTH LINE OF DAKOTA LOFTS, A P.U.D. -POINT OF BEGINNING N 788566.2177 (PLAT BOOK 97, PAGES 132-134) N.W. CORNER OF DAKOTA LOFTS, A P.U.D. E 961792.4433 FOUND PRM — LB#353 N 788574.90 (BEARING BASIS) (PLAT BOOK 97, PAGES 132-134) E 964014.71 522.91' (OVERALL) N 788564.70 N8918'46"E S89°18'46"W 150.00' E 963491.87 372.91 FOUND PRM LB#353 S05°26'06"W ON NORTH LINE" OF —15.00**ʻ** VIRGINIA GARDEN DRIVE -DAKOTA LOFTS, A P.U.D. S89"18'46"W N 788567.63 TRACT R 20.93'~ N 788559.95 E 963641.85 E 964013.40 114.01 S89°18'46"W S89°18'46"W S89"18'46"W 22.67' 22.67 22.67 UNPLATTED -SET PRM N 788534.16 E 964007.61 WEST RIGHT-OF-WAY LINE-INTRACOASTAL WATERWAY S1012'26"E (PLAT BOOK 17, PAGE 14A) -36.00' 23 24 27 29 28 N 788498.79 SET WITNESS PRM ON 15.00' OFFSET S00'41'14"E E 964014.25 S17°37'16"W N 788485.1308 E 964010.0263 20.34 22.67' 22.67 22.67' 22.67 S8918'46"W 95.96 ---8.56' N89°18'46"E 150.00° 35 36 37 38 34 33 5' LAE 1=0'12'02" 1=20.17' 304.16 N89'01'11"E NO0'58'49"W N00°58'49"W 5.00' 7.50 TRACT F Δ=217'13" S77'56'59"E TRACT C R=5762.65² SEE LOT DETAIL S8918'46"W 94.75' Δ=071'50" TL=19.83" L=230.01' N05°26'06"E 25.00' **--**5.00' S89"18'46"W 56.74' LOT 3D S77'56'59"E 3 6.00' 40 41 7.50-(O.R.B. 16543, PAGES 145-146) 46.00 S89"18'46"W 38.75' S89'18'46"V S8918'46"W 300.00 -FOUND WITNESS PRM FOUND PCP 9.69' 20.17' 19.83' 19.83' 19.83 19.83 LB#353 SOUTH CORPORATE LIMITS S77*56'59"E 2 30.0' SOUTH IN TOP OF SEAWALL CAP N 788411.13 OF THE CITY OF BOYNTON BEACH N 788423.91 N 788418.07 E 963759.28 E 964151.21 E 963851.25 S77'56'59"E -EAST LINE OF DAKOTA LOFTS, A P.U.D. WEST LINE OF DAKOTA LOFTS, A P.U.D. — (PLAT BOOK 97, PAGES 132-134) (PLAT BOOK 97, PAGES 132-134) ′ Δ=0**'**22'30" /-L=37.72' -SOUTH CORPORATE LIMITS UNPLATTED OF THE CITY OF BOYNTON BEACH (O.R.B. 16543, PAGES 145-146) 5' LAE TRACT L 19.83 19.83 6' UE 19.83' SURVEYOR'S NOTES AND LEGEND: FOUND PRM -FOUND PRM-S.E. CORNER OF DAKOTA LOFTS, A P.U.D. ESTANCIA WAY LB#353 LB#353 (PLAT BOOK 97, PAGES 132-134) 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TRACT R S.W. CORNER OF DAKOTA LOFTS, A P.U.D. N 788319.07 TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE N 788322.32 (PLAT BOOK 97, PAGES 132-134) E 963594.25 E 963761.01 EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS N 788339.41 SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL 150.00' BAMBOO LANE --20' INGRESS-EGRESS/UTILITY EASEMENT-S8918'46"W 166.78 HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE E 963445.53 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING -SOUTH CORPORATE LIMITS S1116'09"W (O.R.B. 14728, PAGE 512) DETERMINED BY USE RIGHTS GRANTED. BAMBOO LANE OF THE CITY OF BOYNTON BEACH O.R.B. 14834, PAGE 921 **-13.95**° SOUTH LINE OF DAKOTA LOFTS, A P.U.D.— BUILDING SETBACK LINES SHALL BE AS REQUIRED BY --INGRESS--EGRESS/UTILITY EASEMENT---CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS. (PLAT BOOK 97, PAGES 132-134) (O.R.B. 14728, PAGE 512) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR (O.R.B. 14834, PAGE 921) SOUTH LINE OF DAKOTA LOFTS, A P.U.D. N 788305.37 TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT (PLAT BOOK 97, PAGES 132-134) 963591.63 WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, UNPLATTED (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. 5. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N8918'46"E ALONG THE NORTH LINE OF DAKOTA LOFTS, A P.U.D., AS RECORDED IN PLAT BOOK 97, PAGES 132-134 OF THE PUBLIC RECORDS OF PALM BEACH CO. N89°18'46"E (PLAT BEARING) N88°53'00"E (GRID BEARING) -NORTH LINE THIS PLAT N00°58'49"W N00°58'49"W N00'58'49"W N00°58'49"W N00°58'49"W N00°58'49"W 6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE SHOWN 7. (R) - INDICATES RADIAL LINE. 33 33.80' 8. COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR 33.80 EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 33.80' CENTIMETER GEODETIC CONTROL SURVEY. 9. COORDINATES SHOWN ARE FLORIDA EAST ZONE GRID, NAD 83 1990 ADJUSTMENT 304.16 N89'01'11"E N00°58'49"W COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION GRAPHIC SCALE 10. ALL DISTANCES ARE GROUND, UNLESS OTHERWISE SHOWN. TRACT F SCALE FACTOR = 1.0000492. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE TRACT C 11. THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS TRACT C FOR EMERGENCY AND UTILITY MAINTENANCE PURPOSES. N00°41'14"W N00°41'14"W (IN FEET) 12. PRM - INDICATES 4" X 4" X 24" PERMANENT 1 INCH = 30 FEETREFERENCE MONUMENT MARKED LB 3591. LOT DETAIL A 13. PCP - INDICATES PERMANENT CONTROL POINT NAIL AND DISK STAMPED C&W PCP LB 3591 NOT TO SCALE 28.37 40 28.37' 41 14. UE - INDICATES UTILITY EASEMENT. 15. DE - INDICATES DRAINAGE EASEMENT S89'18'46"W 61.74' 16. LAE - INDICATES 5' LIMITED ACCESS EASEMENT FOR ACCESS CONTROL 17. Ç - INDICATES CENTERLINE