

BOCAIRE GOLF CLUB NO. 4

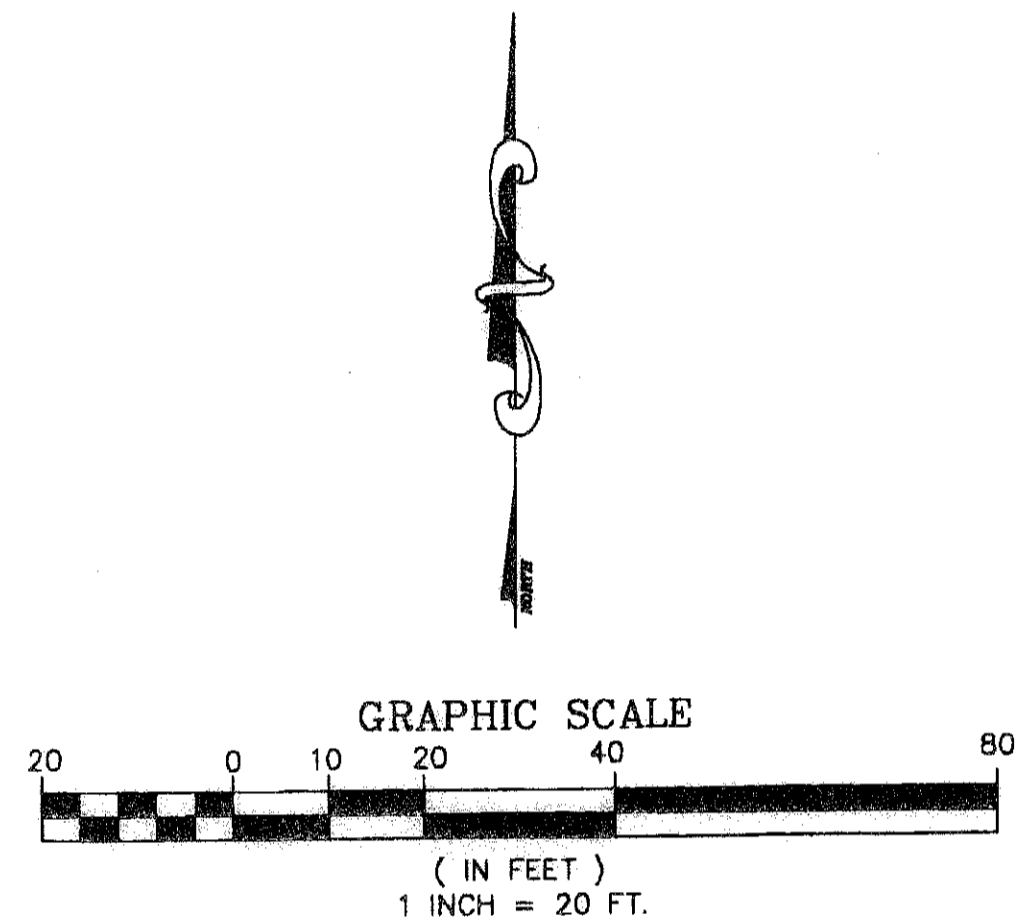
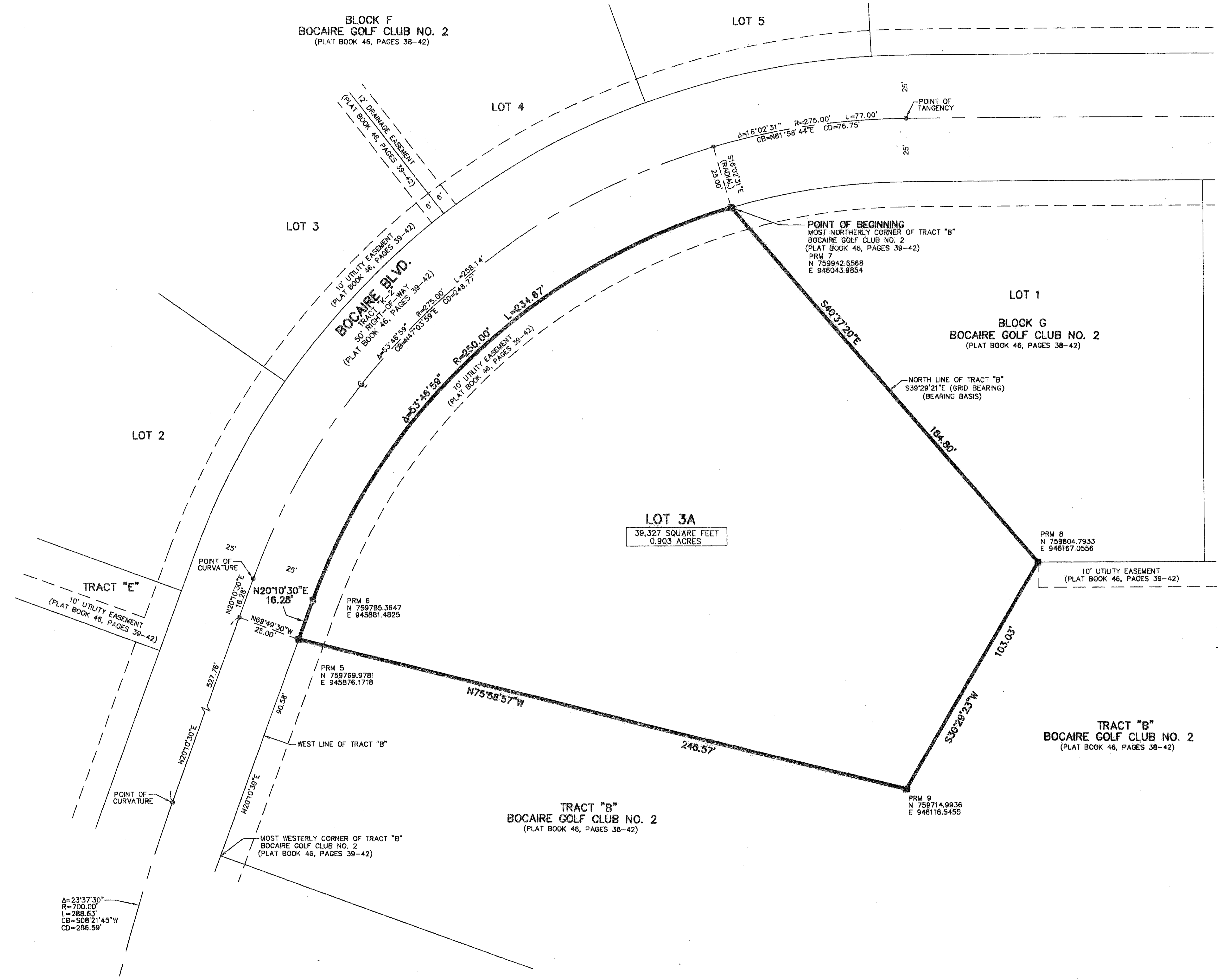
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PREPARED BY
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OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
AUGUST - 2006

A REPLAT OF LOTS 2 AND 3, BLOCK D, BOCAIRE GOLF CLUB NO. 1,
AS RECORDED IN PLAT BOOK 46, PAGES 34 THROUGH 37,
TOGETHER WITH A PORTION OF TRACT "B", BOCAIRE GOLF CLUB NO. 2,
AS RECORDED IN PLAT BOOK 46, PAGES 38 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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
BY: _____
DEPUTY CLERK

SHEET 2 OF 3



NOTES
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 = 1.0000358
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.

S40°37'20"E (PLAT BEARING) 01°07'59" = BEARING ROTATION
S41°45'19"E (GRID BEARING) (PLAT TO GRID COUNTER CLOCKWISE)
NORTH LINE OF TRACT "B"

- SURVEY NOTES:**
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - PRM - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
 - INES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
 - "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.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO BOCAIRE GOLF CLUB NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 38-42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BASED ON THE NORTH LINE OF TRACT "B", BEARING S40°37'20"E.
 - CB - DENOTES CHORD BEARING
 - CD - DENOTES CHORD DISTANCE

BOCAIRE GOLF CLUB NO. 4
PAGE 32
FLOOD ZONE B
ZONING FC
QUAD # 37
SS
TAG 512
PUD NAME

MATCH LINE SHEET 3 OF 3