

# PERIMETER

**SURVEYING & MAPPING**  
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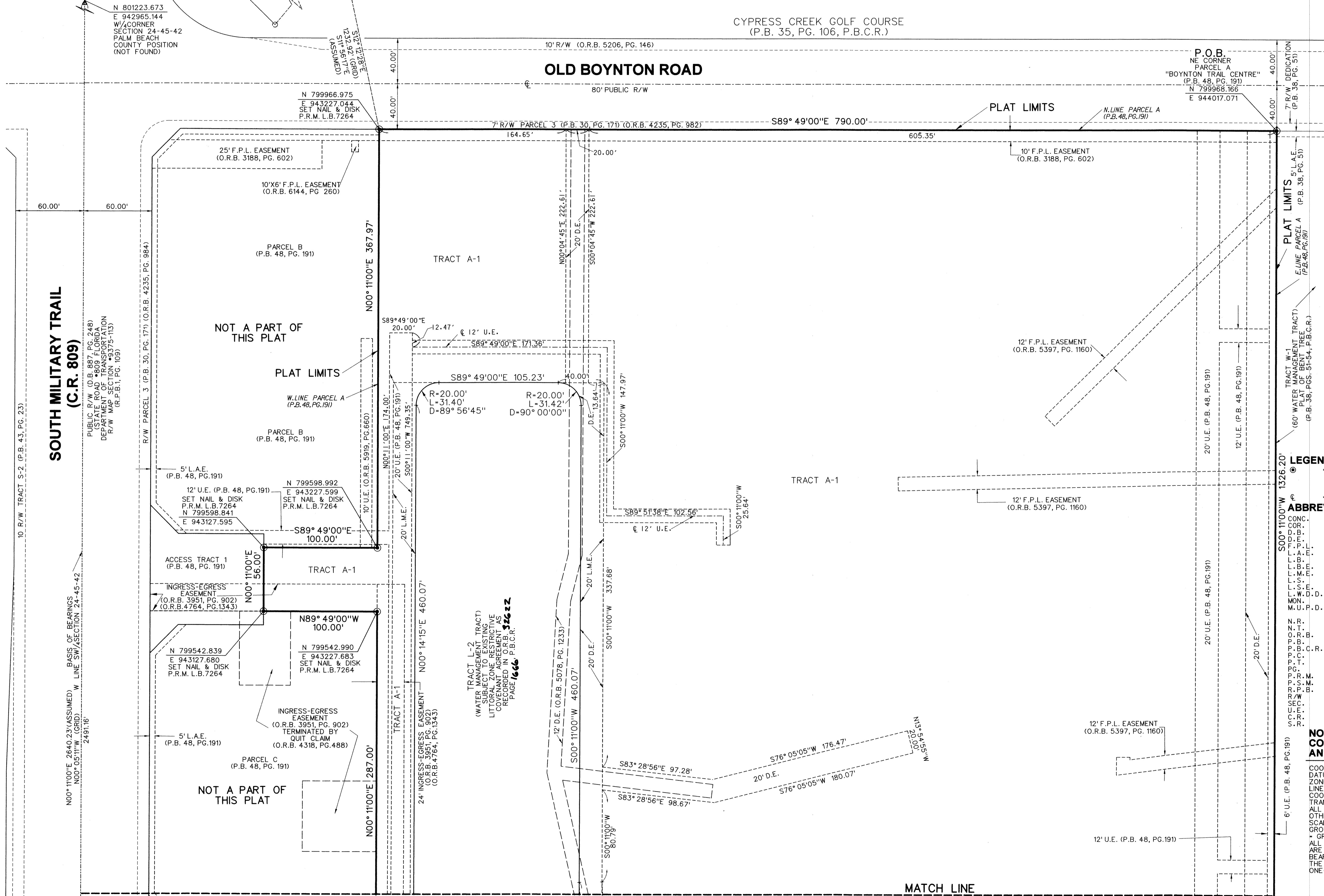
# BOYNTON TRAIL CENTRE MUPD REPLAT

A REPLAT OF ALL OF PARCEL A AND WATER MANAGEMENT TRACT 2, TOGETHER WITH A PORTION OF WATER MANAGEMENT TRACT 1, ALL OF "BOYNTON TRAIL CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48 AT PAGE 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

CYPRESS CREEK GOLF COURSE  
 (P.B. 35, PG. 106, P.B.C.R.)

# 99

## SHEET 4 OF 4



**GRAPHIC SCALE**  
 1" = 40'

**KEY MAP**  
 NOT TO SCALE

**LEGEND:**

- SET P.R.M. (UNLESS OTHERWISE NOTED) - 4" x 4" CONC. MON. WITH ALUMINUM DISK STAMPED LB7264
- CENTERLINE

**ABBREVIATIONS:**

- CONC. - CONCRETE
- COR. - CORNER
- DEED BOOK - DEED BOOK
- D.P.L. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER AND LIGHT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.B. - LICENSED BUSINESS
- L.B.E. - LANDSCAPE BUFFER EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- L.S. - LICENSED SURVEYOR
- L.S.E. - LIFT STATION EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- MON. - MONUMENT
- M.U.P.D. - MULTIPLE USE PLANNED DEVELOPMENT
- N.R. - NON-RADIAL
- N.T. - NON-TANGENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.G. - PAGE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
- R.P.B. - ROAD PLAT BOOK
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- U.E. - UTILITY EASEMENT
- C.R. - COUNTY ROAD
- S.R. - STATE ROAD

**NOTES: COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID DATUM - NAD 83 1990 ADJUSTMENT ZONE - FLORIDA EAST  
 LINEAR UNIT - US SURVEY FOOT  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.0000355  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 ALL BEARINGS AS SHOWN HEREON ARE PLAT, BASED ON AN ASSUMED BEARING OF N00°11'00" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 24.

**BEARING EQUATION**

N 00° 11'00" E  
 GRID BEARING 00° 16' 11"  
 PLAT BEARING

**MATCH LINE**  
 SEE SHEET 3

**SOUTH MILITARY TRAIL (C.R. 809)**

NOT A PART OF THIS PLAT

NOT A PART OF THIS PLAT

TRACT L-2  
 (WATER MANAGEMENT TRACT)  
 SUBJECT TO EXISTING  
 LITTORAL ZONE RESTRICTIVE  
 COVENANTS AS  
 RECORDED IN P.B.C.R.  
 PAGE 1666

BASIS OF BEARINGS  
 N00° 05' 11" W (GRD.)  
 LINE S1/4 SECTION 24-45-42  
 2491.16'

PUBLIC R/W (D.B. 887, PG. 248)  
 (STATE ROAD #809 FLORIDA  
 DEPARTMENT OF TRANSPORTATION  
 R/W MAP SECTION 24-45-42  
 (P.B. 1, PG. 109)

N 801223.673  
 E 942965.144  
 W/4 CORNER  
 SECTION 24-45-42  
 PALM BEACH  
 COUNTY POSITION  
 (NOT FOUND)

N 801172.014  
 E 942966.335  
 FOUND PBC CONTROL  
 POINT "TWITTY"

FOUND PBC CONTROL  
 POINT "MEDIAN"  
 N 798584.434  
 E 940819.622

N 799966.975  
 E 943227.044  
 SET NAIL & DISK  
 P.R.M. L.B. 7264

PARCEL B  
 (P.B. 48, PG. 191)

PARCEL B  
 (P.B. 48, PG. 191)

5' L.A.E.  
 (P.B. 48, PG. 191)

12' U.E. (P.B. 48, PG. 191)  
 SET NAIL & DISK  
 P.R.M. L.B. 7264  
 N 799598.841  
 E 943127.595

N 799598.992  
 E 943227.599  
 SET NAIL & DISK  
 P.R.M. L.B. 7264

ACCESS TRACT 1  
 (P.B. 48, PG. 191)

INGRESS-EGRESS  
 EASEMENT  
 (O.R.B. 3951, PG. 902)  
 (O.R.B. 4764, PG. 1343)

N 799542.839  
 E 943127.680  
 SET NAIL & DISK  
 P.R.M. L.B. 7264

N 799542.990  
 E 943227.683  
 SET NAIL & DISK  
 P.R.M. L.B. 7264

5' L.A.E.  
 (P.B. 48, PG. 191)

INGRESS-EGRESS  
 EASEMENT  
 (O.R.B. 3951, PG. 902)  
 TERMINATED BY  
 QUIT CLAIM  
 (O.R.B. 4318, PG. 488)

PARCEL C  
 (P.B. 48, PG. 191)

N00° 11'00" E 287.00'

N00° 11'00" E 56.00'

N89° 49'00" W 100.00'

N00° 14'15" E 460.07'

24" INGRESS-EGRESS EASEMENT  
 (O.R.B. 3951, PG. 902)  
 (O.R.B. 4764, PG. 1343)

N00° 11'00" E 174.00'

20' U.E. (P.B. 48, PG. 191)

S00° 11'00" W 749.35'

10' U.E. (O.R.B. 5919, PG. 660)

12' U.E. (P.B. 48, PG. 191)

20' U.E. (P.B. 48, PG. 191)

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