

# BOCA WEST RECREATIONAL POD SITE II REPLAT P.U.D.


BEING A REPLAT OF ALL OF BOCA WEST RECREATIONAL POD SITE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 113 THROUGH 116,  
AND A REPLAT OF A PORTION OF PARCEL 13, BOCA WEST P.U.D. MASTER PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 159 THROUGH 177,  
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST

113

PREPARED BY:  
DONALD J. SULLIVAN, P.S.M.,  
DJS SURVEYORS, INC.  
SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NUMBER LB #7870  
20283 STATE ROAD 7, SUITE 200  
BOCA RATON, FLORIDA 33498  
(561) 883-0470  
FEBRUARY, 2021

## SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.091(9), F.S. have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

By:   
Donald J. Sullivan  
Professional Surveyor and Mapper  
License No. 6422, State of Florida

Date: 5/24/21

## SURVEYOR'S NOTES

- Bearings shown hereon are relative to a Grid Bearing of S 05°14'24" E along a line between Palm Beach County Control Points "CLUBSIDE" and "MAIL BOX" as shown hereon and relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (1990 Adjustment).
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- All lines intersecting circular curves are radial unless otherwise noted as follows:  
(N.R.) = NON-RADIAL
- 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.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- = Found 4" round concrete Permanent Reference Monument with brass disk stamped PRM LB 6935.
- = Found concrete Permanent Reference Monument (individual descriptions shown hereon).
- Coordinates shown on the geodetic control meet or exceed the local accuracy requirements of a 2 centimeter Geodetic Control Survey. Coordinates shown are grid coordinates datum = NAD 83 (1990 Adjustment) as readjusted by Palm Beach County in 1998.  
Zone = Florida East Zone  
Linear Unit = U.S. survey feet  
Coordinate System = 1983 state plane transverse mercator projection  
All distances are ground unless otherwise shown hereon.  
Scale Factor = 1.0000274  
Plat bearing = grid bearing  
Ground Distance X Scale Factor = Grid Distance
- In those cases where easements of different types cross or 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 determined by use of rights granted.
- This Plat and/or adjacent lands is subject to the following blanket and non-plottable easement agreements per the Enhanced Owner & Encumbrance Property Information Report, File No. 20067530A, prepared by Old Republic National Title Insurance Company, with an effective date of December 18, 2020 at 8:00 a.m.:  
  
Item 17 - Reciprocal Easement Agreement per O.R.B. 6628, Page 1974  
Item 18 - Access Agreement per O.R.B. 6628, Page 1978
- This Plat and/or adjacent lands is subject to the following blanket and non-plottable easement and right-of-way per the Enhanced Owner & Encumbrance Property Information Report, File No. 20067530B, prepared by Old Republic National Title Insurance Company, with an effective date of September 21, 2020 at 8:00 a.m.:  
  
Item 10 - Non-exclusive Easement and Right-of-Way per O.R.B. 2300, PG. 1789

BOCA WEST RECREATIONAL POD SITE II REPLAT	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BNDRY SURVEY		
CALCULATIONS		
PRM'S SET		
PLANNING DEPT.		
FINAL CHECK		