

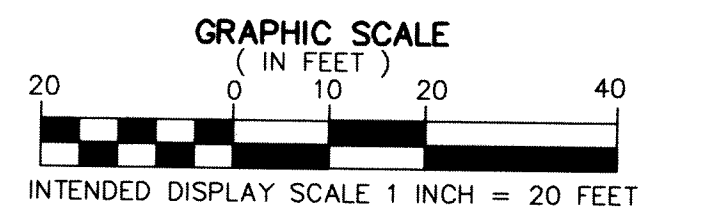
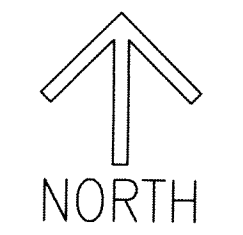
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 AUGUST - 2021

BOCA HAVEN

BEING A REPLAT OF LOTS 4 AND 5 AND A PORTION OF LOT 3, BLOCK 1, BIBLE CONFERENCE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

5

SHEET 2 OF 2



NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000041986
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

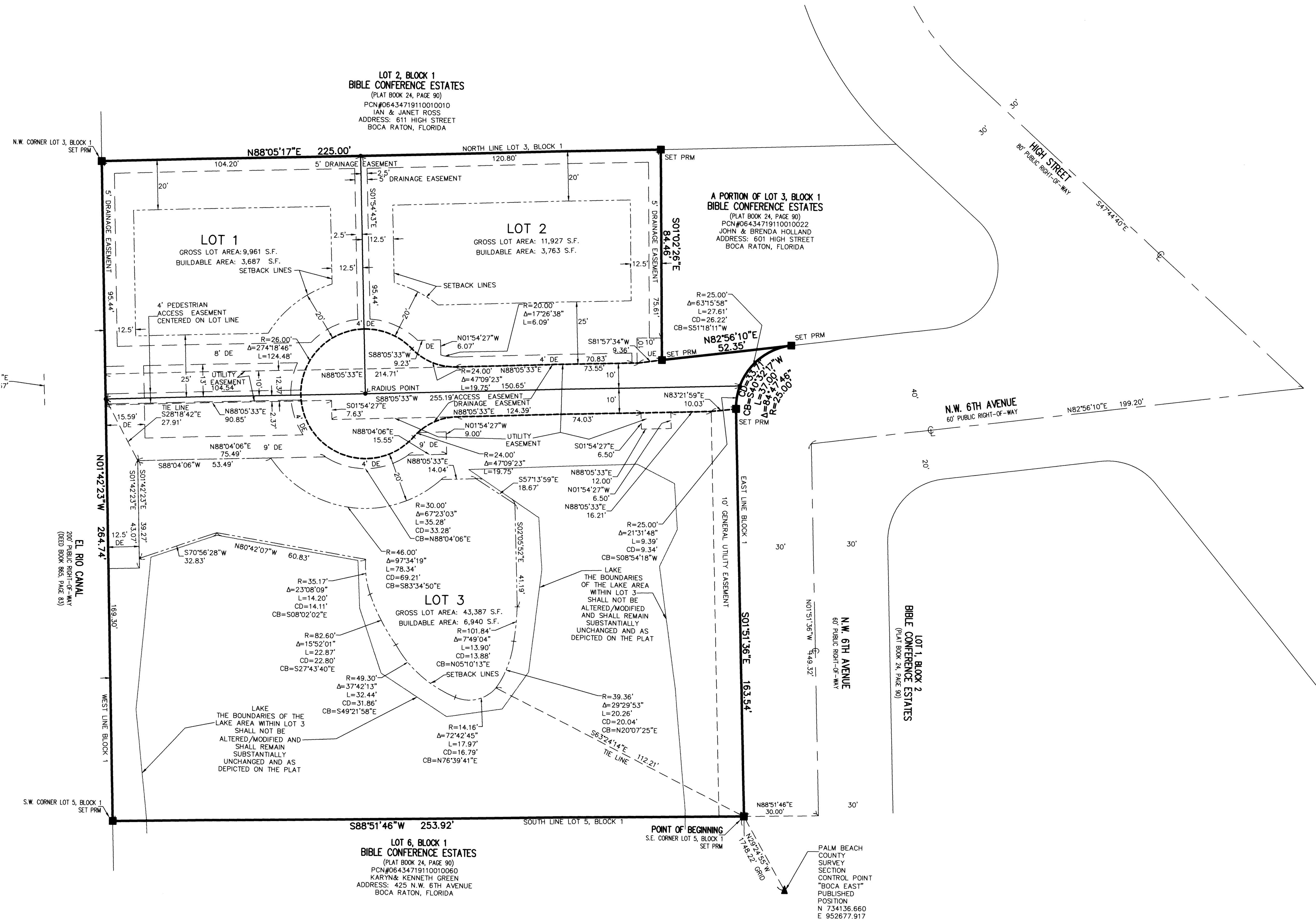
- CL - CENTERLINE
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- FPL - FLORIDA POWER & LIGHT COMPANY
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- PI - POINT OF INTERSECTION
- O.R.B. - OFFICIAL RECORD BOOK
- S.F. - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
 4" x 4" x 24" CONCRETE MONUMENT WITH
 ALUMINUM DISK STAMPED "C&W PRM LB3591"
- - DENOTES PERMANENT CONTROL POINT
 NAIL AND METAL DISK STAMPED "PCP LB3591"
 OR 5/8" IRON ROD AND PLASTIC CAP
 STAMPED LB3591

TABULAR DATA
 ZONING: R1D
 LAND USE DESIGNATION: RESIDENTIAL DISTRICT

TABULAR DATA	SQUARE FEET	ACRES
LOT 1	9,961	0.2287
LOT 2	11,927	0.2738
LOT 3	43,387	0.9960
RESIDENTIAL LOTS	65,275	1.4985
TOTAL AREA	65,275	1.4985

BUILDING SETBACKS PROVIDED

DESCRIPTION	PROVIDED
BUILDING HEIGHT	25' UP TO 40'
FRONT	25'-0"
REAR	20'-0"
SIDE	12'-6" TO 25.0'
CANAL SIDE	12'-6"



LOT 2, BLOCK 1
BIBLE CONFERENCE ESTATES
 (PLAT BOOK 24, PAGE 90)
 PCN#06434719110010010
 IAN & JANET ROSS
 ADDRESS: 611 HIGH STREET
 BOCA RATON, FLORIDA

A PORTION OF LOT 3, BLOCK 1
BIBLE CONFERENCE ESTATES
 (PLAT BOOK 24, PAGE 90)
 PCN#06434719110010022
 JOHN & BRENDA HOLLAND
 ADDRESS: 601 HIGH STREET
 BOCA RATON, FLORIDA

LOT 3
 GROSS LOT AREA: 43,387 S.F.
 BUILDABLE AREA: 6,940 S.F.

LOT 6, BLOCK 1
BIBLE CONFERENCE ESTATES
 (PLAT BOOK 24, PAGE 90)
 PCN#06434719110010060
 KARYN & KENNETH GREEN
 ADDRESS: 425 N.W. 6TH AVENUE
 BOCA RATON, FLORIDA

PALM BEACH COUNTY SURVEY SECTION CONTROL POINT "BOCA EAST" PUBLISHED POSITION
 N 734136.660
 E 952677.917