WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY KELSEY M. SMITH, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 7096 FOR THE FIRM: WGI, INC.

BOCA DEL MAR PUD - BANYAN COVE AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 64 D, BOCA DEL MAR NO. 7 PUD, PLAT BOOK 30, PAGES 210 THROUGH 217 INCLUSIVE OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LYING AND SITUATE IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

KEY MAP (NOT TO SCALE)

73

SHEET 3 OF 5 SHEETS

PUD TIBURON 1 PHASE III (PB 33, PG. 193, PBCR)
PUD TIBURON 1 PHASE IV (PB 34, PG. 21,PBCR)
PUD TIBURON 1 PHASE V (PB 34, PG. 148, PBCR)

WEST 1/4 CORNER SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CCR 52495
N 731171.167
E 933325.013
PALM BEACH COUNTY POSITION (NOT FOUND)
GRID N88°33'27"W 949.10' GROUND

PALM BEACH COUNTY CONTROL POINT TROPEZ FND. PALM EACH COUNTY BRASS DISC
N 731131.540
E 933370.012

EAST WEST 1/4 SECTION LINE SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST
S89°00'30"W GRID 5374.89' GROUND
LWDD LATERAL NO. 49 80' R/W (ORB 2217, PG. 311, PBCR)
R/W WIDTH VARIES
NOT PART OF THIS PLAT
S89°00'30"W 992.78'
N00°55'45"W 80.77'
N 731107.647
E 934318.841
NORTH LINE OF TRACT 64D BOCA DEL MAR NO.7 PUD (PB 30 PG. 210-217, PBCR)
PORTION OF BOCA DEL MAR NO. 7 PUD (PB 30 PG. 210-217, PBCR) RELEASED TO LWDD (ORB 32447, PG. 212, PBCR)
SOUTH R/W LINE OF LWDD LATERAL 49
40.00' ± 80'
N00°55'45"W 43.70'
N88°59'41"E 1971.25' TOTAL
20' PDE (BASIS OF ROTATION)
N01°01'05"W 10.00'
252.52'
36.75'
111.43'
N88°59'41"E 168.18'(TOTAL)
TRACT OS-1
727.48'
N88°59'41"E 548.00' TOTAL
N88°59'41"E 548.00'
428.00'
TRACT RW (PENDRY AVENUE) (PRIVATE RESIDENTIAL ACCESS STREET)
0.30'
SEE DETAIL "A" SHEET 4
PT
Δ=26°17'30" L=26.61'
R=25.00' Δ=85°09'43" L=37.16'
N01°00'19"W 38.00'
R=58.00' Δ=265°09'43" L=268.42' TOTAL
Δ=238°52'14" L=241.81' 7.50'
MATCH SEE SHEET 4
WESTERLY LINE OF TRACT 64 D R=30.00' Δ=76°15'13" L=39.93'
PC
PT
N77°10'58"W 161.10'
WESTERLY LINE OF TRACT 64 D
R=40.00' Δ=74°35'00" L=52.07'
WESTERLY LINE OF TRACT 64 D
10' BE
24
25
26
27
TRACT L-1 & PDE WATER MANAGEMENT TRACT
N02°35'58"W 235.33'
S02°35'58"E 183.92'
N01°00'19"W 326.74' TOTAL
S01°00'19"E 121.60' TOTAL
N01°00'19"W 205.83'
20' LME
10' UE
2' OHE (TYP.)
N88°59'41"E 100.00'
N88°59'41"E 105.16'(NR)
N88°59'41"E 112.22'
N88°59'41"E 122.49' (NR)
R=30.00' Δ=91°35'39" L=47.96'
R=30.00' Δ=90°00'00" L=47.12'
S88°59'41"W 66.77'
R=30.00' Δ=68°47'00" L=36.01'
R=30.00' Δ=109°37'21" L=57.40'
S71°22'58"E 65.45'
FND. 4X4 CONC. MONUMENT PLS1141
WESTERLY LINE OF TRACT 64 D R=60.00' Δ=68°47'00" L=72.03' TOTAL
N02°35'58"W 96.47'
10.00'
50' R/W
CALLE DEL PAZ NORTH (PUBLIC ROAD) (PB 31, PG. 22-23, PBCR)
N71°22'58"W 136.36'
317.19'(TOTAL) N71°22'58"W 317.19' WESTERLY LINE OF TRACT 64 D
TRACT OS-1
TRACT L-3 & PDE
R=195.00' Δ=5°10'05" L=17.59'
20' PDE/LMAE
S46°06'11"E 2.42'
2.68'
N71°22'58"W 180.83'
BLOCK 1
28
29
30
TERRA TRANQUILA PUD (PB 31, PG. 22-23, PBCR)
CALLE DEL PAZ SOUTH (PUBLIC ROAD) (PB 31, PG. 22-23, PBCR)
50' R/W
BLOCK 1
6
5
4
10' UE (PB 30, PG. 210-217, PBCR)
25' BUFFER AREA TRACT (PB 31, PG.22-23, PBCR)
CANARY PALM DRIVE (PUBLIC ROAD) 80' R/W (PB 30, PG. 210-217, PBCR
P.U.D CANARY PALM CLUB (PB 39, PG. 102-103, PBCR)
TRACT 61B BOCA DEL MAR NO.7 PUD (PB 30, PG. 210-217, PBCR)
NORTHWEST CORNER SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST FND. PALM BEACH COUNTY BRASS DISC CCR 52504
N 728512.172
E 933390.931
PALM BEACH COUNTY POSITION
GRID S36°17'09"W 2549.76' GROUND
28 27 33 34
(BASIS OF BEARINGS) WEST LINE OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST N01°25'12"W GRID 2659.72' GROUND
N
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET) 1 inch = 40 ft.
(Intended Display Scale)
R=30.00' Δ=70°02'00" L=36.67'
WESTERLY LINE OF TRACT 64 D
WESTERLY LINE OF TRACT 64 D N01°20'58"W 115.25'
WITNESS MONUMENT SET 60.0' NORTH ON LINE
POINT OF BEGINNING SOUTHWESTERLY CORNER OF TRACT 64D SOUTHEAST CORNER OF TERRA TRANQUILA PUD (PB 31, PG. 22-23, PBCR)
N 730567.537
E 934899.959
TRACT 1 Δ=14°58'36" L=48.36'
N60°26'59"E (RADIAL)
S88°59'41"W 122.49' (NR)
TRACT OS-1
TRACT L-3 & PDE
TRACT 2 Δ=4°54'33" L=3.87'
TRACT 3 Δ=1°29'35" L=3.78'
TRACT 4 Δ=13°45'09" L=10.85'
TRACT 5 Δ=13°42'22" L=34.69'
TRACT 6 Δ=13°34'06" L=43.81'
TRACT 7 Δ=14°45'57" L=115.13' TOTAL
R=165.00' Δ=44°55'52" L=129.37' CB=N23°33'15"W
R=598.00' Δ=4°55'52" L=51.43'
R=598.00' Δ=40°00'00" L=417.45'
N46°06'11"W 131.22' TOTAL
N46°06'11"W 131.22' TOTAL
R=23.00' Δ=39°13'37" L=15.75'
R=23.00' Δ=39°13'37" L=15.75'
R=44.00' Δ=39°13'37" L=30.12'
R=15.00' Δ=50°21'54" L=13.19'
R=80.00' Δ=44°44'38" L=62.47'
N49°31'05"E (RADIAL)
R=10276.70' Δ=0°30'54" L=113.86'
S11°02'06"W (RADIAL)
S10°42'09"W (RADIAL)
N01°20'58"W 96.95'
N43°59'49"E 100.12'(NR)
N45°54'33"E 100.00'
N43°53'49"E 100.00'
S46°06'11"E 41.13'
S46°06'11"E 41.12'
S46°06'11"E 41.12'
N43°53'49"E (RADIAL)
S54°53'49"W 76.18'
S54°53'49"W 94.82'
S00°55'54"W 94.82'
N85°16'54"W (RADIAL)
S39°46'36"E (RADIAL)
N19°55'00"E 90.85'
S11°02'06"W (RADIAL)
S17°10'59"W (RADIAL)
N19°55'00"E 1.78'
N63°47'13"E 1.78'
S10°42'09"W (RADIAL)
N19°55'00"E 1.78'
N23°11'20"W 34.08'
N02°34'50"W (RADIAL)
N22°39'58"E (RADIAL)
S55°59'23"W 111.87'
S07°50'52"E 58.01'
S07°50'52"E 59.38'
S19°05'52"E 31.53'
S19°05'52"E 125.21'
S19°05'52"E 156.74'
S19°05'52"E 156.74' TOTAL
S19°06'38"E 191.24' TOTAL
S88°58'10"W 884.55'
R=22.00' Δ=135°05'52" L=51.87'
R=45.22' Δ=45°05'52" L=35.59'
R=28.00' Δ=83°09'26" L=40.64'
R=48.00' Δ=83°09'26" L=69.67' TOTAL
S09°26'55"W (RADIAL)
N88°59'41"E 172.13'
N88°59'41"E 216.29'
TRACT OS-2
14.43'
24.17'
R=45.00'
24.08'
38.51'
R=62.00' Δ=108°04'48" L=116.95'
PT
PC
TRACT OS-1
10' BE
7.50'
WITNESS MONUMENT SET 45.0' SOUTH ON LINE
15' PDE N90°00'00"W 35.76'
10' FPL EASEMENT (ORB 2609, PG. 1302, PBCR)
10' PDE
PATIOS DEL MAR II (PB 32, PG. 63-65, PBCR)
TRACT L-2 & PDE WATER MANAGEMENT TRACT
TRACT R-1 (NEIGHBORHOOD PARK)
R=38.00' Δ=39°13'37" L=26.02'
R=33.00' Δ=39°13'37" L=22.59' TOTAL (PRIVATE RESIDENTIAL ACCESS STREET)
R=34.00' Δ=39°13'37" L=23.28'
R=25.00' Δ=49°44'08" L=21.70'
R=70.00' Δ=18°13'29" L=22.25' TOTAL
R=250.00' Δ=5°21'54" L=23.39'
R=70.00' Δ=52°29'06" L=66.57'
TRACT RW (BROOKMONT DRIVE) (PRIVATE RESIDENTIAL ACCESS STREET)
R=28.00' Δ=152°59'41" L=74.77'
R=48.00' Δ=152°59'41" L=128.17'
N43°53'49"E (RADIAL)
Δ=100°13'25" L=12.85'
Δ=124°22'21" L=104.19'
25.36'
R=1006.70' Δ=32°54'50" L=578.30' TOTAL
SOUTHERLY LINE OF TRACT 64 D
Δ=202°07'00" L=354.58' L=368.00' (TOTAL)
Δ=0°10'21" L=3.03'
40.00'
5.00'
15' BE
10' UE (PB 30, PG. 210-217, PBCR)
20' PDE
TRACT OS-1
MATCH SEE SHEET 5

LEGEND

BE	= Buffer	LME	= Lake Maintenance Easement
C/L	= Center Line	LMAE	= Lake Maintenance Access Easement
CCR	= Certified Corner Record	LWDD	= Lake Worth Drainage District
CONC.	= Concrete	L	= Length of Arc
CB	= Cord Bearing	LB	= Licensed Business
CD	= Cord Distance	NAD	= North American Datum
Δ	= Delta (Central Angle)	NO.	= Number
DE	= Drainage Easement	NT	= Non Tangent
FPL	= Florida Power & Light	(NR)	= Non Radial
FND.	= Found	ORB	= Official Records Book
◎	= Permanent Control Point (PCP)	PDE	= Public Drainage Easement
		PBCR	= Palm Beach County Records
		PG.	= Page
		PB	= Plat Book
		PLS	= Professional Land Surveyor
		PRM	= Permanent Reference Monument
		PUD	= Planned Unit Development
		PT	= Point of Tangency
		PC	= Point of Curvature
		PRC	= Point of Reverse Curvature
		R	= Radius
		RLS	= Registered Land Surveyor
		OHE	= Maintenance and Roof Overhang Easement
		R/W	= Right-of-Way
		RPB	= Road Plat Book
		(TYP.)	= Typical
		UE	= Utility Easement
■	= Set 4"X4" Concrete (PRM) W/Aluminum Disc Stamped "LB 7055 PRM" Unless Otherwise Noted or Witness Monument		
●	= Set Nail & Brass Disc Stamped "LB 7055 PRM" Unless Otherwise Noted		

NOTE:

COORDINATES SHOWN ARE GRID
COORDINATES DATUM - NAD 83 (1990 ADJUSTMENT) STATE PLANE FLORIDA EAST ZONE TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = U.S. SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000032176
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

C:\pwworking\wgi\mike\d1324136\319401_Plat_64A.dwg Sh 3 Nov 10, 2021;