MERAVITA AT BOCA RATON THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD & WHEELER, INC. BEING A REPLAT OF TRACTS 113, 114, 115, 116, 117, 118 AND 119, BLOCK 70, THE PALM BEACH FARMS CO. PLAT NO. 3, SHEET 4 SHEET 2 SHEET 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, SURVEYORS - ENGINEERS - PLANNERS KEY MAP 7900 GLADES ROAD, SUITE 100 (NOT TO SCALE) FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 6, TOWNSHIP 47 SOUTH, BOCA RATON, FLORIDA 33434 - (561)392-1991 RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB3591 LEGEND/ABBREVIATIONS ♀ – CENTERLINE△ – DELTA (CENTRAL ANGLE) CB - CHORD BEARING CD - CHORD DISTANCE DE - DRAINAGE EASEMENT E - EASTING (WHEN USED WITH COORDINATES) FND - FOUND SHEET 5 OF 5 L - ARC LENGTH LB - LICENSED BUSINESS LMAE - LAKE MAINTENANCE ACCESS EASEMENT L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT N - NORTHING (WHEN USED WITH COORDINATES) O.R.B. - OFFICIAL RECORD BOOK PBCUE - PALM BEACH COUNTY UTILITY EASEMENT P.B. - PLAT BOOK PBC - PALM BEACH COUNTY PC - POINT OF CURVATURE PG. OR PGS. - PAGE OR PAGES PBC HORIZONTAL PT - POINT OF TANGENCY CONTROL POINT PNT - POINT OF NON-TANGENCY RAINBOW (PRAS) - PRIVATE RESIDENTIAL ACCESS STREET PUBLISHED POSITION N: 757804.1760 R – RADIUŠ E: 916762.1050 (R) - RADIAL LINE R/W - RIGHT-OF-WAY S01°28'50"E UE - UTILITY EASEMENT 1289.40' ● PCP - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591" 1289.37' GOUND ■ PRM - DENOTES PERMANENT REFERENCE MONUMENT SET 4"x 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" △ – DENOTES HORIZONTAL CONTROL POINT PBC HORIZONTAL CONTROL POINT SR 7-40 PUBLISHED N: 756515.2060 E: 916795.4222 S07°14'57"E 726.30' 726.28' GROUND POINT OF BEGINNING SW CORNER OF TRACT L NW CORNER OF —/ TRACT 120, BLOCK 70 OAKS AT BOCA RATON PLAT ONE (P.B. 95, PGS. 16-22) N: 755813.41 N: 755794.71 E: 919361.30 E: 916887.07 PUBLISHED PUBLISHED (P.B. 95, PGS. 116-122) N89°42'50"E 7228.57' GRID PBC HORIZONTAL CONTROL POINT 7228.42' GROUND PBC HORIZONTAL
CONTROL POINT PBF 71 DELL PUBLISHED POSITION PUBLISHED POSITION N: 755152.3100 ... N: 755116.2227 E: 917455.9013 NOTES
COORDINATES, BEARINGS AND DISTANCES E: 924684.3790 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, UNLESS OTHERWISE NOTED SCALE FACTOR = 1.00002099GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE GRAPHIC SCALE BEARINGS AS SHOWN HEREON ARE GRID DATUM (IN FEET) NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE. 0 125 250 INTENDED DISPLAY SCALE 1 INCH = 250 FEET