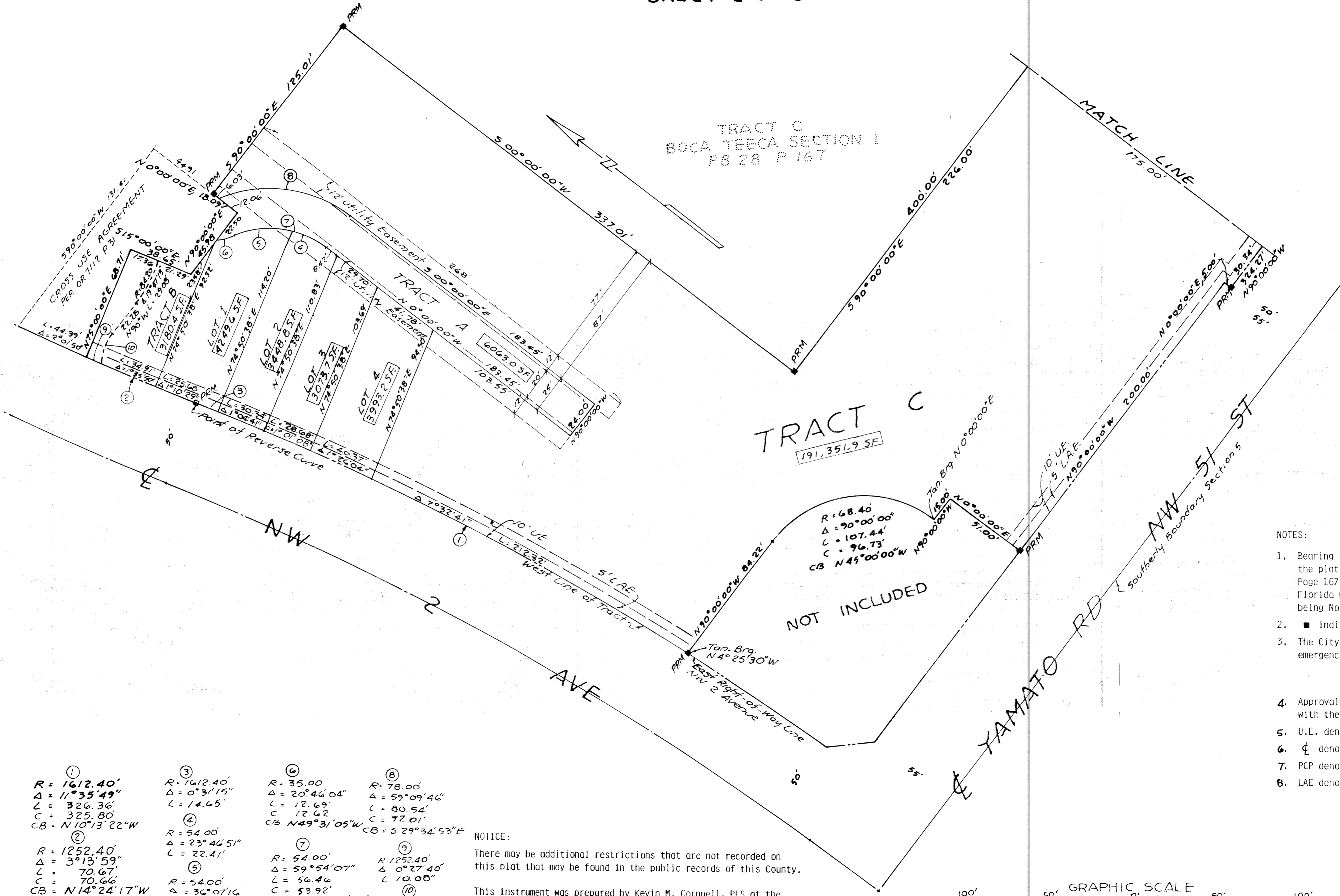


SABAL GARDENS AT BOCA TEECA

BEING A REPLAT OF A PORTION OF TRACT C OF BOCA TEECA SECTION 1 AS RECORDED IN PLAT BOOK 28 PAGE 167 PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST CITY OF BOCA RATON PALM BEACH COUNTY FLORIDA

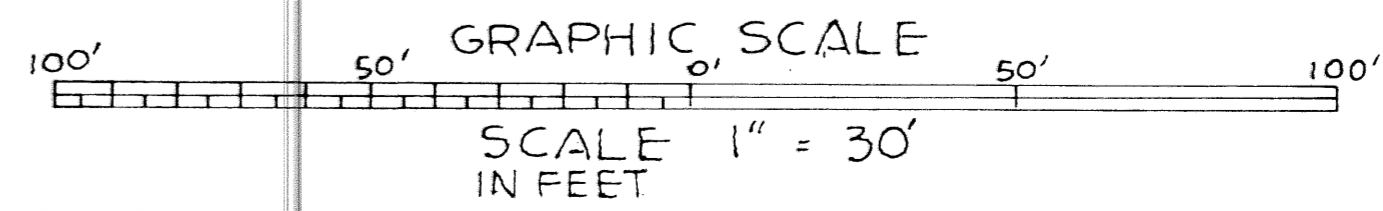
WALTER A. CORNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS MARCH 1993
SHEET 2 OF 3



- NOTES:
- Bearing shown hereon are in accord with those shown on the plat of BOCA TEECA SECTION 1, as shown in Plat Book 28 Page 167, of the public records of Palm Beach County, Florida with the North right-of-way of Northwest 51st Street being North 90°00'00" West.
 - indicates Permanent Reference Monuments (P.R.M.'s).
 - The City of Boca Raton is granted the right of access for emergency and maintenance purposes.
 - Approval of landscaping in utility easements shall be only with the approval of all utilities occupying the same.
 - U.E. denote utility easement.
 - ⊕ denotes centerline.
 - PCP denotes permanent control point.
 - LAE denotes limited access easements.

① R = 1612.40' Δ = 11°35'49" L = 326.36' C = 325.80' CB = N 10°13'22"W	③ R = 1612.40' Δ = 0°31'15" L = 14.65'	⑥ R = 35.00' Δ = 20°46'04" L = 12.69' C = 12.62' CB = N 49°31'05"W	⑧ R = 78.00' Δ = 59°09'46" L = 80.54' C = 77.01' CB = S 29°34'53"E
② R = 1252.40' Δ = 3°13'59" L = 70.67' C = 70.66' CB = N 14°24'17"W	④ R = 54.00' Δ = 23°46'51" L = 22.41'	⑦ R = 54.00' Δ = 59°54'07" L = 56.46' C = 53.92' CB = N 29°57'04"W	⑨ R = 1252.40' Δ = 0°27'40" L = 10.08"
	⑤ R = 54.00' Δ = 36°07'16" L = 34.04'	⑩ R = 30.00' Δ = 36°25'33" L = 19.07'	

NOTICE:
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.
This instrument was prepared by Kevin M. Cornell, PLS at the offices of Walter A. Cornell, Inc., 22 Southeast 4th Street, Boca Raton, Florida, 33432.



SUBDIVISION * Sabal Gardens @ Boca Teeca
 BOOK 72 TRACT PAGE 18
 FLOOD ZONE -
 QUAD * -
 SE -
 PUD NAME C/Boca.

T&Z 624