

CEDAR RIDGE ESTATES, A P.U.D.

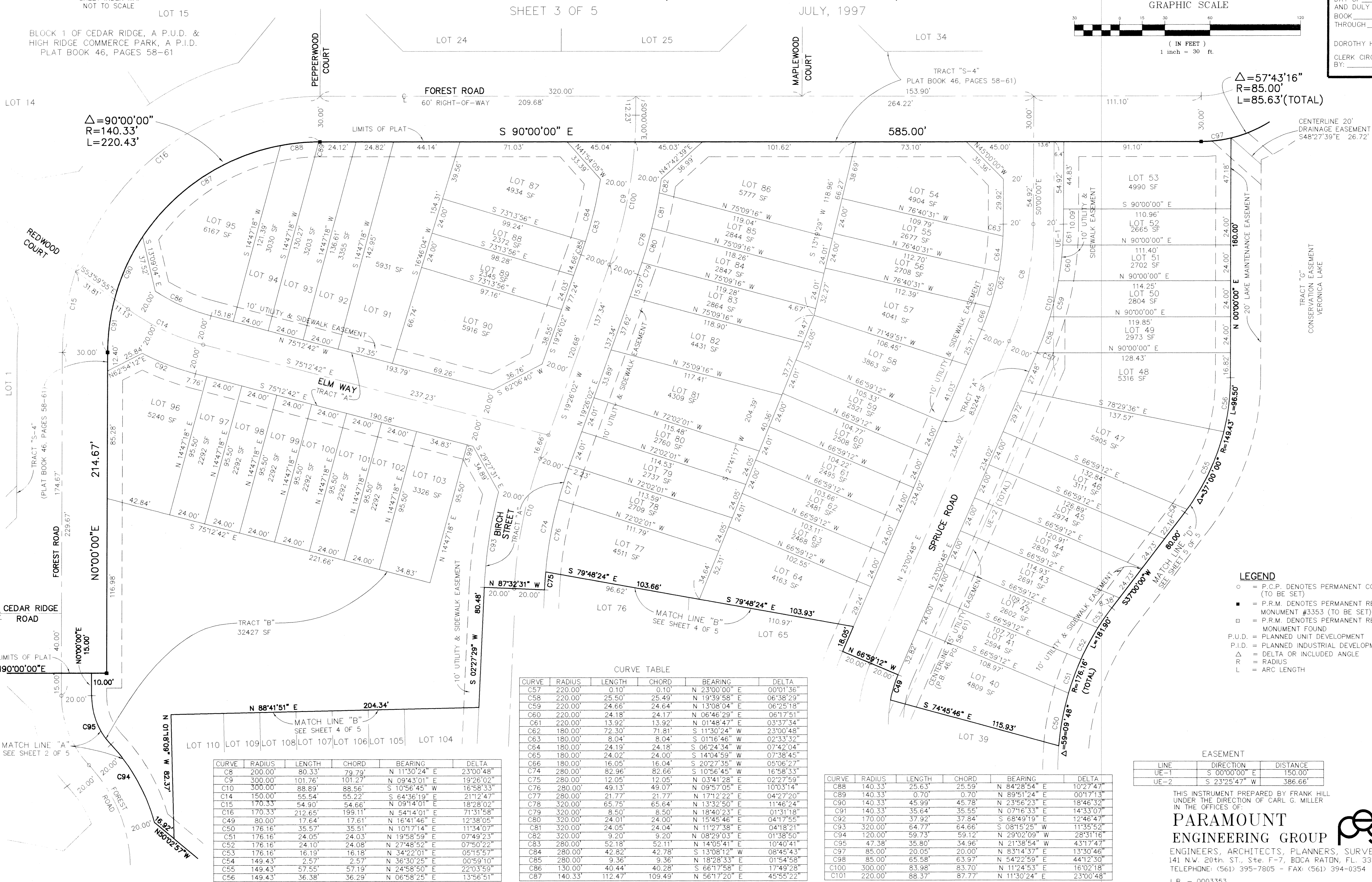
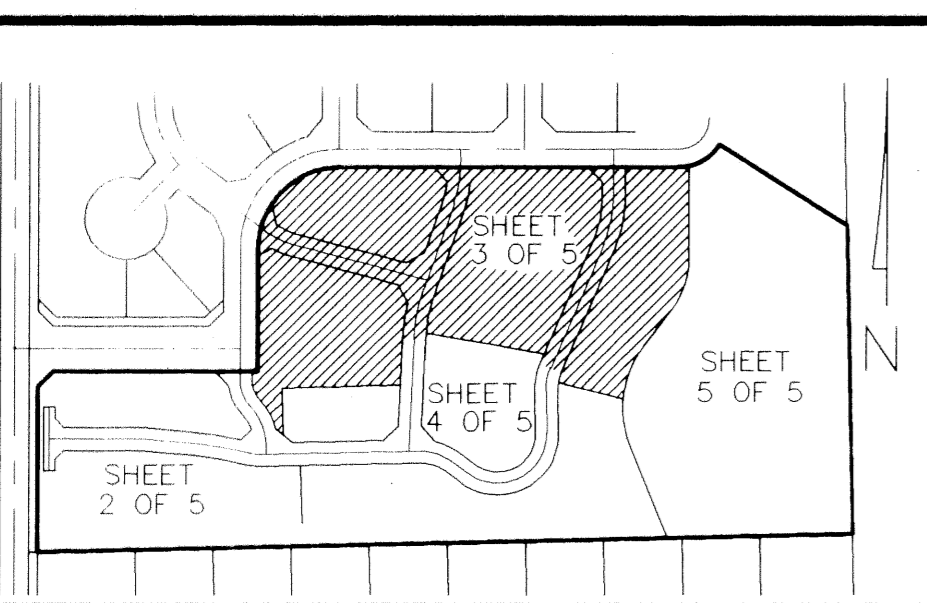
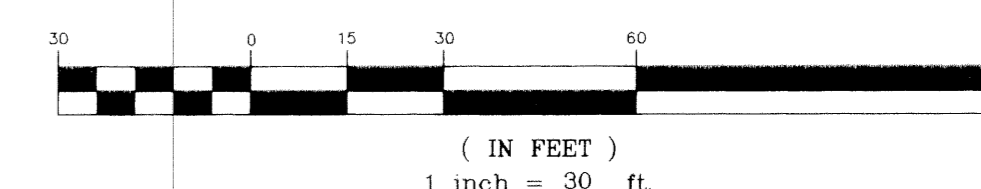
A REPLAT OF PARCEL "C" AND PARCEL "D" AND A PART OF TRACT "S-4" OF CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D. AS RECORDED IN PLAT BOOK 46, PAGES 58 THRU 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF 1997 AND DULY RECORDED IN PLAT BOOK PAGES THROUGH

DOROTHY H. WILKEN
CLERK CIRCUIT COURT BY:

GRAPHIC SCALE



$\Delta=90^{\circ}00'00''$
 $R=140.33'$
 $L=220.43'$

$\Delta=57^{\circ}43'16''$
 $R=85.00'$
 $L=85.63'$ (TOTAL)

CENTERLINE 20' DRAINAGE EASEMENT
548'27'39" E 26.72'

TRACT "G" CONSERVATION EASEMENT
VERONICA LAKE

- LEGEND**
- = P.C.P. DENOTES PERMANENT CONTROL POINT #3353 (TO BE SET)
 - = P.R.M. DENOTES PERMANENT REFERENCE MONUMENT #3353 (TO BE SET)
 - = P.R.M. DENOTES PERMANENT REFERENCE MONUMENT FOUND
 - P.U.D. = PLANNED UNIT DEVELOPMENT
 - P.I.D. = PLANNED INDUSTRIAL DEVELOPMENT
 - Δ = DELTA OR INCLUDED ANGLE
 - R = RADIUS
 - L = ARC LENGTH

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C57	220.00'	0.10'	0.10'	N 23°00'00" E	00°01'36"
C58	220.00'	25.50'	25.49'	N 19°39'58" E	06°38'29"
C59	220.00'	24.66'	24.64'	N 13°08'04" E	06°25'18"
C60	220.00'	24.18'	24.17'	N 06°46'29" E	06°17'51"
C61	220.00'	13.92'	13.92'	N 01°48'47" E	03°37'34"
C62	180.00'	72.30'	71.81'	S 11°30'24" W	23°00'48"
C63	180.00'	8.04'	8.04'	S 01°16'46" W	02°33'32"
C64	180.00'	24.19'	24.18'	S 06°24'34" W	07°42'04"
C65	180.00'	24.02'	24.00'	S 14°04'59" W	07°38'45"
C66	180.00'	16.05'	16.04'	S 20°27'35" W	05°06'22"
C74	280.00'	82.96'	82.66'	S 10°56'45" W	16°58'33"
C75	280.00'	12.05'	12.05'	N 03°41'28" E	02°27'59"
C76	280.00'	49.13'	49.07'	N 09°57'05" E	10°03'14"
C77	280.00'	21.77'	21.77'	N 17°12'22" E	04°27'20"
C78	320.00'	65.75'	65.64'	N 13°32'50" E	11°46'24"
C79	320.00'	8.50'	8.50'	N 18°40'23" E	01°31'18"
C80	320.00'	24.01'	24.00'	N 15°45'46" E	04°17'55"
C81	320.00'	24.05'	24.04'	N 11°27'38" E	04°18'21"
C82	320.00'	9.20'	9.20'	N 08°29'03" E	01°38'50"
C83	280.00'	52.18'	52.11'	N 14°05'41" E	10°40'41"
C84	280.00'	42.82'	42.78'	S 13°08'12" W	08°45'43"
C85	280.00'	9.36'	9.36'	N 18°28'33" E	01°54'58"
C86	130.00'	40.44'	40.28'	S 66°17'58" E	17°49'28"
C87	140.33'	112.47'	109.49'	N 56°17'20" E	45°55'22"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C88	140.33'	25.63'	25.59'	N 84°28'54" E	10°27'47"
C89	140.33'	0.70'	0.70'	N 89°51'24" E	00°17'13"
C90	140.33'	45.99'	45.78'	N 23°56'23" E	18°46'32"
C91	140.33'	35.64'	35.55'	N 07°16'33" E	14°33'07"
C92	170.00'	37.92'	37.84'	S 68°49'19" E	12°46'47"
C93	320.00'	64.77'	64.66'	S 08°15'25" W	11°35'52"
C94	120.00'	59.73'	59.12'	N 29°02'09" W	28°31'16"
C95	47.38'	35.80'	34.96'	N 21°38'54" W	43°17'47"
C97	85.00'	20.05'	20.00'	N 83°14'33" E	13°30'46"
C98	85.00'	65.58'	63.97'	N 54°22'59" E	44°12'30"
C100	300.00'	83.98'	83.70'	N 11°24'53" E	16°02'18"
C101	220.00'	88.37'	87.77'	N 11°30'24" E	23°00'48"

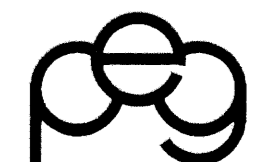
EASEMENT

LINE	DIRECTION	DISTANCE
UE-1	S 00°00'00" E	150.00'
UE-2	S 23°25'47" W	386.66'

THIS INSTRUMENT PREPARED BY FRANK HILL UNDER THE DIRECTION OF CARL G. MILLER IN THE OFFICES OF:

PARAMOUNT ENGINEERING GROUP

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SUBDIVISION: CEDAR RIDGE ESTATES PUD
BOOK: 80
PAGE: 30
FLOOD ZONE: FLOOD MAP
QUAD: ZONING
PUD NAME: City of Boynton Beach TAZ 489
ZIP CODE: 33431
CNDW65-13ACR00F5 7-9-97 2:0054 PH EST