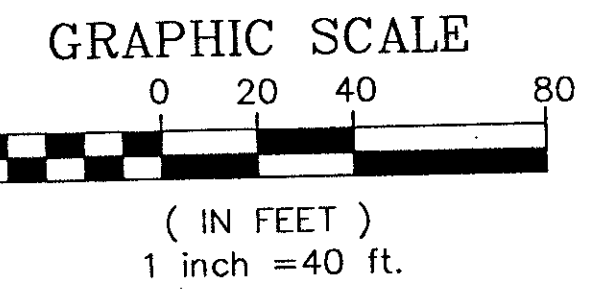


0209-010

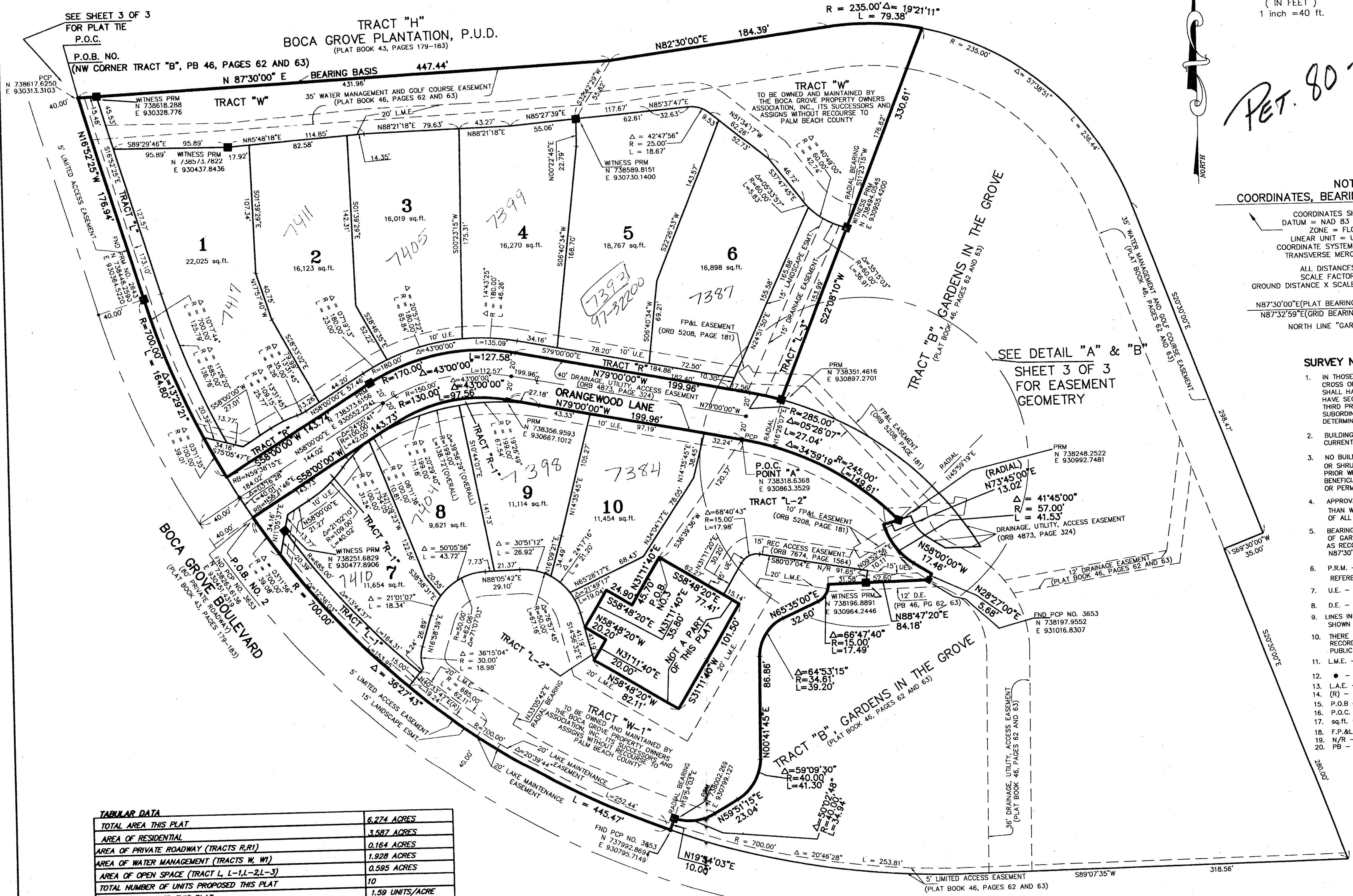
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 199____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK



GARDENS IN THE GROVE REPLAT

PART OF THE BOCA GROVE PLANTATION, P.U.D.
BEING A REPLAT OF A PORTION OF PARCEL "B", "GARDENS IN THE GROVE",
AS RECORDED IN PLAT BOOK 46, PAGES 62 THROUGH 63 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301 A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
SEPTEMBER - 1996



PET. 80-214

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000265
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N87°30'00"E (PLAT BEARING) (CLOCKWISE)
N87°32'59"E (GRID BEARING) (PLAT TO GRID)
NORTH LINE "GARDENS IN THE GROVE"

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF GARDENS IN THE GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 62 AND 63, BEARING N87°30'00"E.
6. P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
7. U.E. - INDICATES UTILITY EASEMENT.
8. D.E. - INDICATES DRAINAGE EASEMENT.
9. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
11. L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
12. ● - DENOTES PERMANENT CONTROL POINT NO. 5005.
13. L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
14. (R) - DENOTES RADIAL LINE.
15. P.O.B. - DENOTES POINT OF BEGINNING.
16. P.O.C. - DENOTES POINT OF COMMENCEMENT.
17. sq.ft. - DENOTES SQUARE FEET.
18. F.P.&L. - DENOTES FLORIDA POWER AND LIGHT.
19. N/R - DENOTES NON RADIAL OF TANGENT LINE.
20. PB - DENOTES PLAT BOOK.

TOTAL AREA THIS PLAT	6.274 ACRES
AREA OF RESIDENTIAL	3.587 ACRES
AREA OF PRIVATE ROADWAY (TRACTS R,R1)	0.184 ACRES
AREA OF WATER MANAGEMENT (TRACTS W, W1)	1.928 ACRES
AREA OF OPEN SPACE (TRACT L, L-1, L-2, L-3)	0.595 ACRES
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	10
DENSITY PROPOSED THIS PLAT	1.59 UNITS/ACRE
LAND USE - LR2	
ZONING PETITION NUMBER	POD80-214(B)

SUBDIVISION *
BOOK 81
FLOOD ZONE B
DRAIN * 20'
ELEV * 80-214
PUD NAME *
TRANSITION

0209-010

80/51