

WEST BOCA ESTATES P.U.D. DAYCARE

A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF A PORTION OF TRACT 89, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

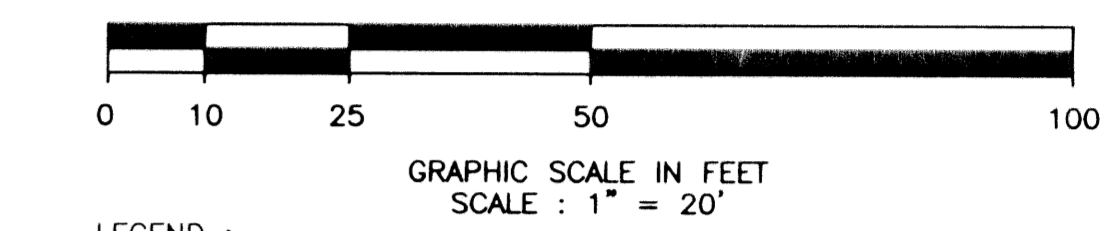
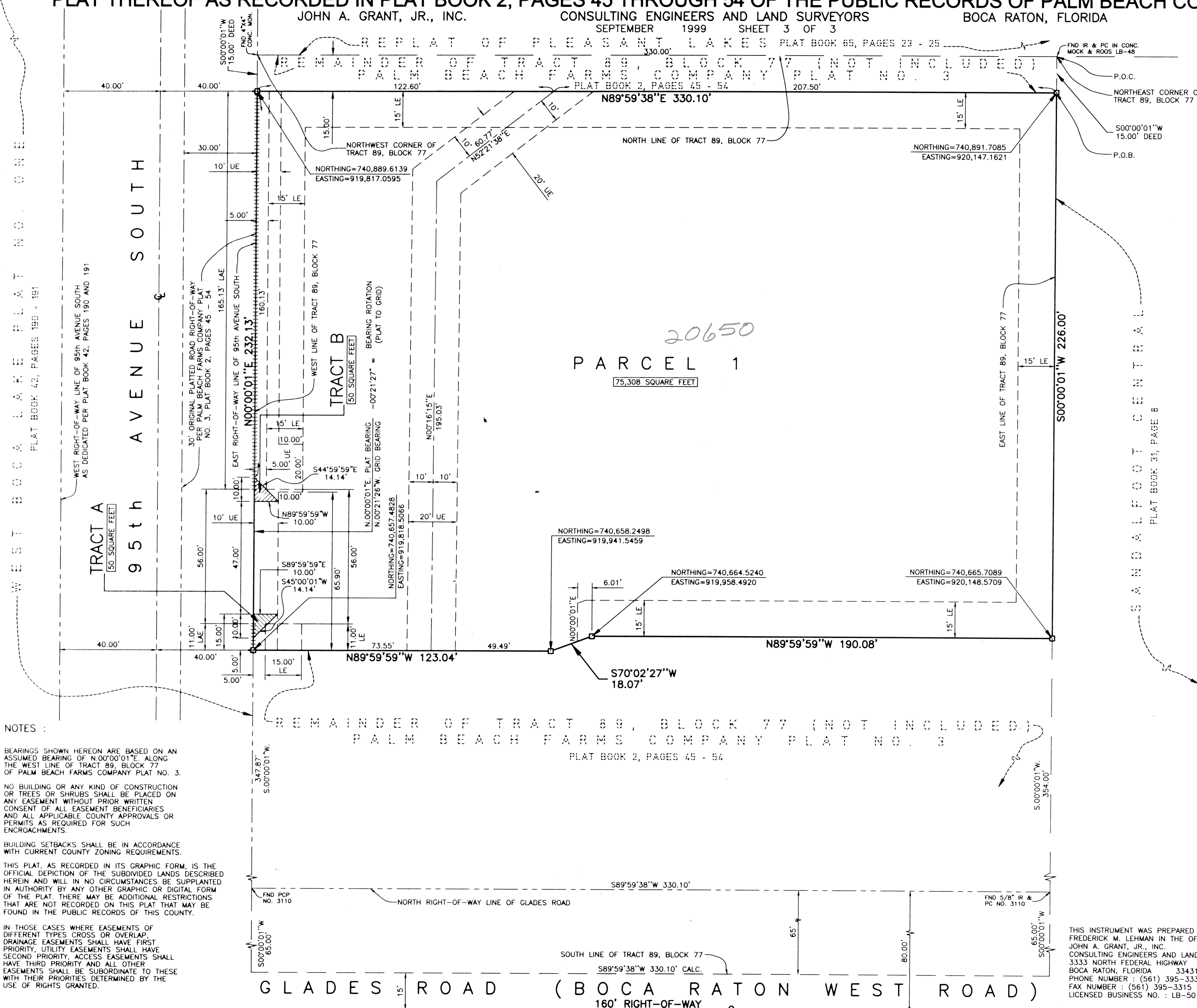
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

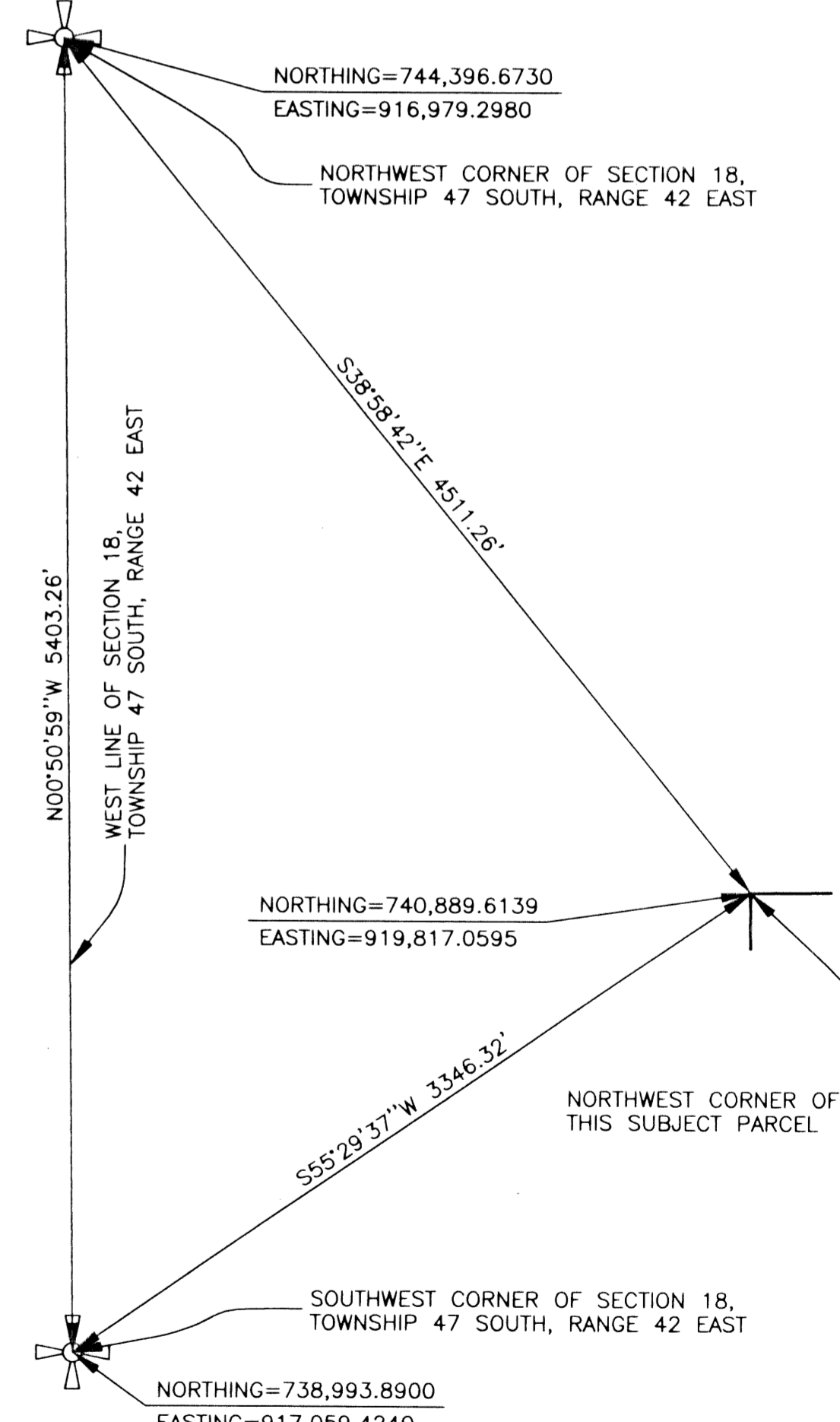
SEPTEMBER 1999 SHEET 3 OF 3

0335-008

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- LEGEND :
- C CENTERLINE
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - IR & PC IRON ROD AND PLASTIC CAP
 - PRM PERMANENT REFERENCE MONUMENT
 - LB-50 NUMBER LB-50
 - PCP PERMANENT CONTROL POINT
 - UE UTILITY EASEMENT
 - LE LANDSCAPE BUFFER EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PC PAGE
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - FND FOUND
 - LEA LIMITED ACCESS EASEMENT



NOTE : ALL BEARINGS ARE GRID BEARINGS.
 STATE PLANE COORDINATE DETAIL
 SCALE : 1" = 600'

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 = 1.0000209
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.00°00'01"E. ALONG THE WEST LINE OF TRACT 89, BLOCK 77 OF PALM BEACH FARMS COMPANY PLAT NO. 3.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP 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 DETERMINED BY THE USE OF RIGHTS GRANTED.

THIS INSTRUMENT WAS PREPARED BY :
 FREDERICK M. LEHMAN IN THE OFFICES OF
 JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3333 NORTH FEDERAL HIGHWAY
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 LICENSED BUSINESS NO. : LB-50

REVISION: 1 OCTOBER 22, 1999
 REVISION: 2 SEPTEMBER 13, 1999
 ADD 20' UE - JUNE 26, 1999
 DATE : APRIL 20, 1999
 JOB NUMBER : JC-100-8400
 FILE NAME : D:\JG8400\RECOPLAT.DWG - EAST COMPUTER

COMMISSION WEST BOCA ESTATES
 PAGE 134
 BLOCK 77
 PLAT NO. 3
 ZONING SC
 ZIP CODE