

# OAKBROOK OF BOCA WEST-P.U.D. REPLAT

BEING A REPLAT OF LOTS 4, 5 AND 6, OAKBROOK OF BOCA WEST-P.U.D.  
AS RECORDED IN PLAT BOOK 32, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

### 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 = 1.0000276  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

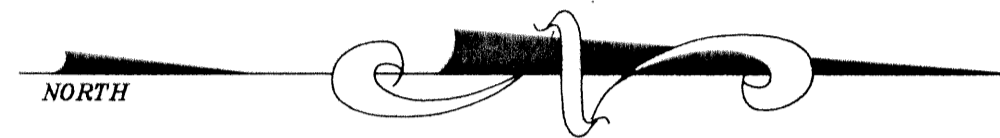
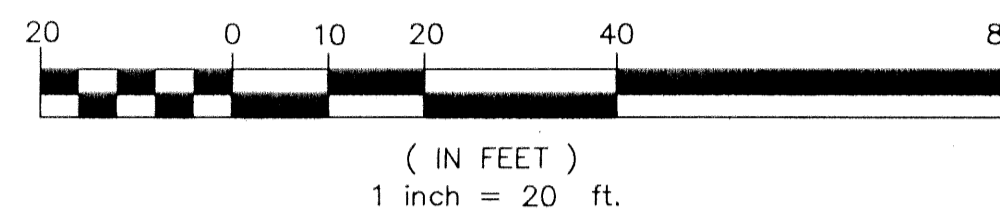
THE GEODETIC CONTROL POINTS SHOWN HEREON ARE BASED ON A GPS  
GEODETIC CONTROL SURVEY PREPARED BY ROBIN B. PETZOLD, P.S.M. OF  
LIBBERG LAND SURVEYORS WHICH IS CERTIFIED  
TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL  
POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE  
NORTH AMERICAN DATUM OF 1983/90

THE FOLLOWING STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY  
STATION  
DIESEL  
ARBOR LAKE  
RAMP  
CLUBSIDE

N08°56'01"E (PLAT BEARING) 00°23'03" = BEARING ROTATION  
N08°32'58"E (GRID BEARING) (PLAT TO GRID)  
WEST LINE THIS PLAT COUNTER CLOCKWISE

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 - (561)392-1991  
AUGUST - 2001

### GRAPHIC SCALE



BOCA WEST P.U.D.  
MASTER PLAT 2  
PLAT BOOK 66, PAGES 159-177

### SURVEY NOTES:

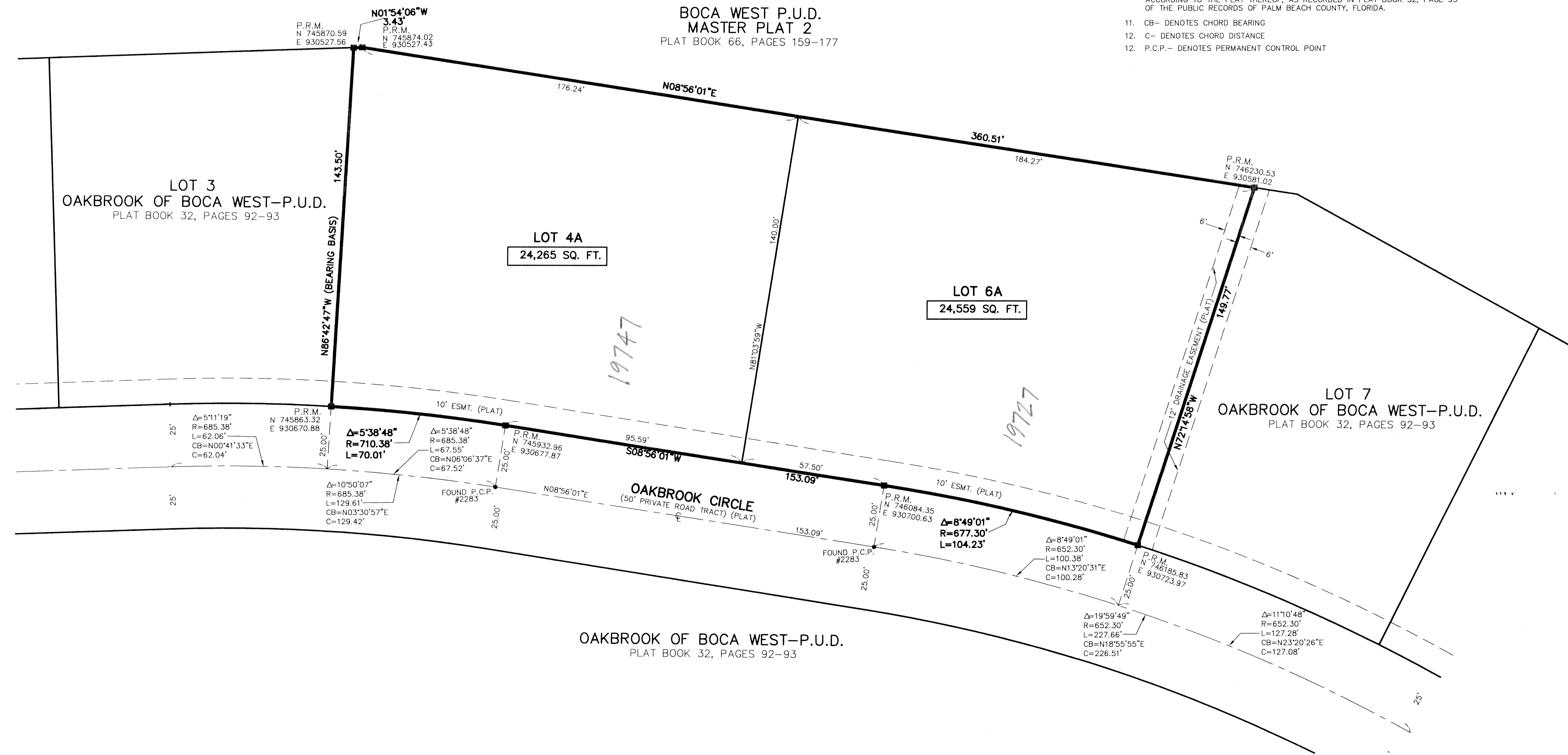
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL BE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
- ESMT. - INDICATES EASEMENT.
- Lines intersecting curves are radial UNLESS SHOWN OTHERWISE.
- "NOTICE" 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 PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO "OAKBROOK OF BOCA WEST-P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BASED ON THE WEST LINE OF LOT 4, BEARING N08°56'01"E.
- (PLAT) - DENOTES "OAKBROOK OF BOCA WEST-P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- CB- DENOTES CHORD BEARING
- C- DENOTES CHORD DISTANCE
- P.C.P.- DENOTES PERMANENT CONTROL POINT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2001 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 2



SUBDIVISION OAKBROOK OF BOCA WEST-P.U.D. REPLAT  
BOOK 94  
PAGE 95  
FLOOD ZONE 1b  
ZONING AR  
QUAD # 57  
SE  
TAZ 007  
PUD NAME