

THIS INSTRUMENT PREPARED BY:  
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ENGINEERING SURVEYING PLANNING

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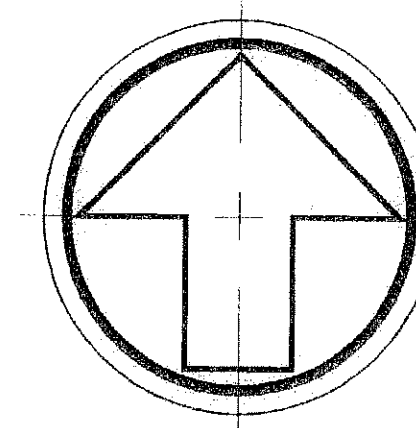
DECEMBER, 2006

# ESTATES AT HERITAGE CLUB, PUD, REPLAT NO. 1

A REPLAT OF ALL OF ESTATES AT HERITAGE CLUB, PUD (PB 108, PGS 92 AND 93, PBCR)  
ALL LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

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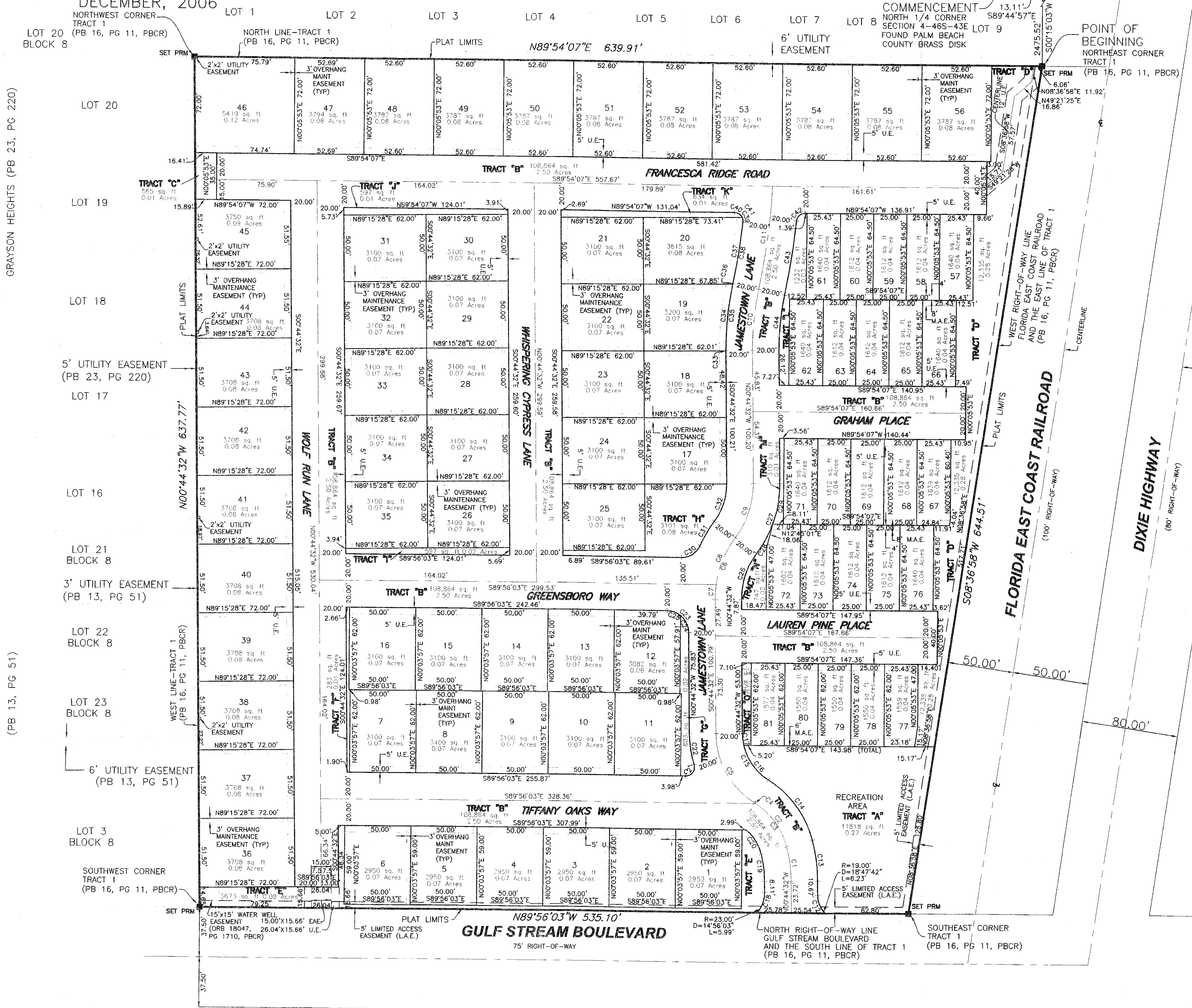


REPLAT OF A PORTION OF GULF STREAM ESTATES PLAT NO. 2 (PB 32, PG 114)

POINT OF COMMENCEMENT  
NORTH 1/4 CORNER  
SECTION 4-46S-43E  
FOUND PALM BEACH  
COUNTY BRASS DISK

NORTH LINE  
SECTION 4-46S-43E

POINT OF BEGINNING  
NORTHEAST CORNER  
TRACT 1  
(PB 16, PG 11, PBCR)



**CENTERLINE CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CH BEARING	CH DIST
C1	13°49'26"	108.00	26.06	N07°39'15"W	25.99
C2	44°00'26"	55.00	42.24	N36°34'11"W	41.21
C3	42°55'52"	55.00	41.21	N36°01'54"W	40.25
C4	01°04'34"	55.00	1.03	N58°02'07"W	1.03
C5	57°49'52"	61.50	62.07	N29°39'28"W	59.47
C6	37°20'03"	76.50	49.85	N17°55'30"E	48.97
C7	08°16'58"	76.50	11.06	N03°23'57"E	11.05
C8	29°03'05"	76.50	38.79	N22°03'59"E	38.37
C9	37°20'03"	66.50	43.33	N17°55'30"E	42.57
C10	12°33'29"	210.00	46.03	N05°32'13"E	45.94
C11	09°08'10"	490.00	78.13	N07°14'52"E	78.05

**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C12	44°53'56"	19.00	14.89	C31	12°45'02"	96.50	21.47
C13	13°49'26"	128.00	30.88	C32	37°20'03"	46.50	30.30
C14	44°00'26"	75.00	57.61	C33	00°23'41"	230.00	1.59
C15	57°49'52"	41.50	41.89	C34	12°09'48"	230.00	48.83
C16	47°07'43"	41.50	34.14	C35	12°33'29"	230.00	50.41
C17	10°42'09"	41.50	7.75	C36	00°11'48"	470.00	1.61
C18	10°30'49"	23.00	16.66	C37	05°30'21"	470.00	45.17
C19	13°10'33"	88.00	20.24	C38	05°42'10"	470.00	46.78
C20	36°29'55"	35.00	22.30	C39	53°17'18"	6.50	6.05
C21	107°34'03"	6.50	12.20	C40	42°43'37"	6.50	4.85
C22	16°45'34"	81.50	23.84	C41	96°00'55"	6.50	10.89
C23	89°11'31"	16.50	25.69	C42	84°36'14"	6.50	9.60
C24	47°58'34"	16.50	13.82	C43	06°19'19"	510.00	56.27
C25	41°12'57"	16.50	11.87	C44	12°33'29"	190.00	41.64
C26	37°20'03"	56.50	36.82				
C27	37°20'03"	86.50	56.36				
C28	16°47'46"	86.50	25.36				
C29	20°32'17"	86.50	31.01				
C30	66°13'28"	15.00	17.34				

- SURVEY NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY AS SHOWN ON AMENDED PLAT OF TRADE WINDS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 08°36'58" EAST. (ASSUMED)
  - 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.
  - NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS.
  - D.E. - DENOTES DRAINAGE EASEMENT.  
P.M. - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED.  
P.B. - DENOTES PLAT BOOK.  
ORB - DENOTES OFFICIAL RECORDS BOOK.  
POB - DENOTES POINT OF BEGINNING.  
POC - DENOTES POINT OF COMMENCEMENT.  
U.E. - DENOTES UTILITY EASEMENT.  
R/W - DENOTES RIGHT-OF-WAY.  
G.U. - DENOTES GENERAL UTILITY EASEMENT.  
N.R. - DENOTES NON-RADIAL.  
DESC - DENOTES DESCRIPTION.  
L.A.E. - DENOTES LIMITED ACCESS EASEMENT.  
E.A.E. - DENOTES EMERGENCY ACCESS EASEMENT.  
M.A.E. - DENOTES MAINTENANCE ACCESS EASEMENT.
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE)  
R - DENOTES RADIUS.  
D - DENOTES CENTRAL ANGLE  
L - DENOTES ARC LENGTH  
P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS  
SF - DENOTES SQUARE FEET  
PCP - DENOTES PERMANENT CONTROL POINT (LB#6456)
- THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
  - PLANTINGS HIGHER THAN 30 INCHES ARE PROHIBITED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE BASED ON THE ELEVATION OF THE STREET.