

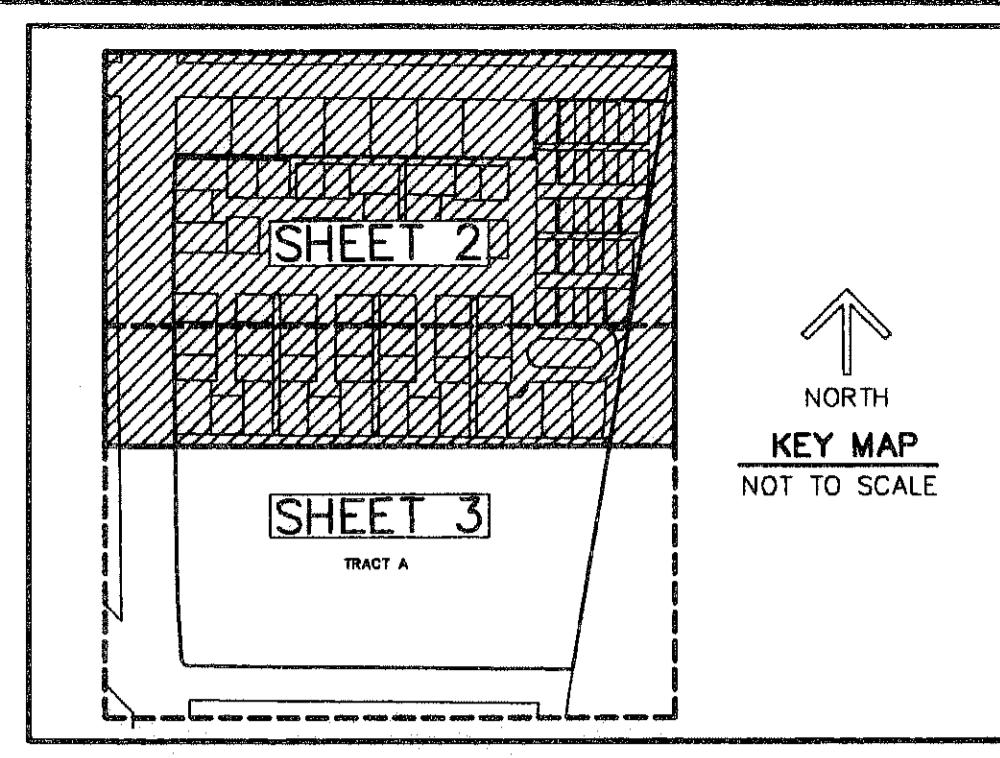
LIBRARY COMMONS

BEING A REPLAT OF LOTS 1 THROUGH 14, BLOCK 4, BOCA RATON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF N.W. 1ST AVENUE, VACATED BY CITY OF BOCA RATON ORDINANCE NUMBER 4864, LYING IN SECTIONS 19 AND 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
APRIL - 2006

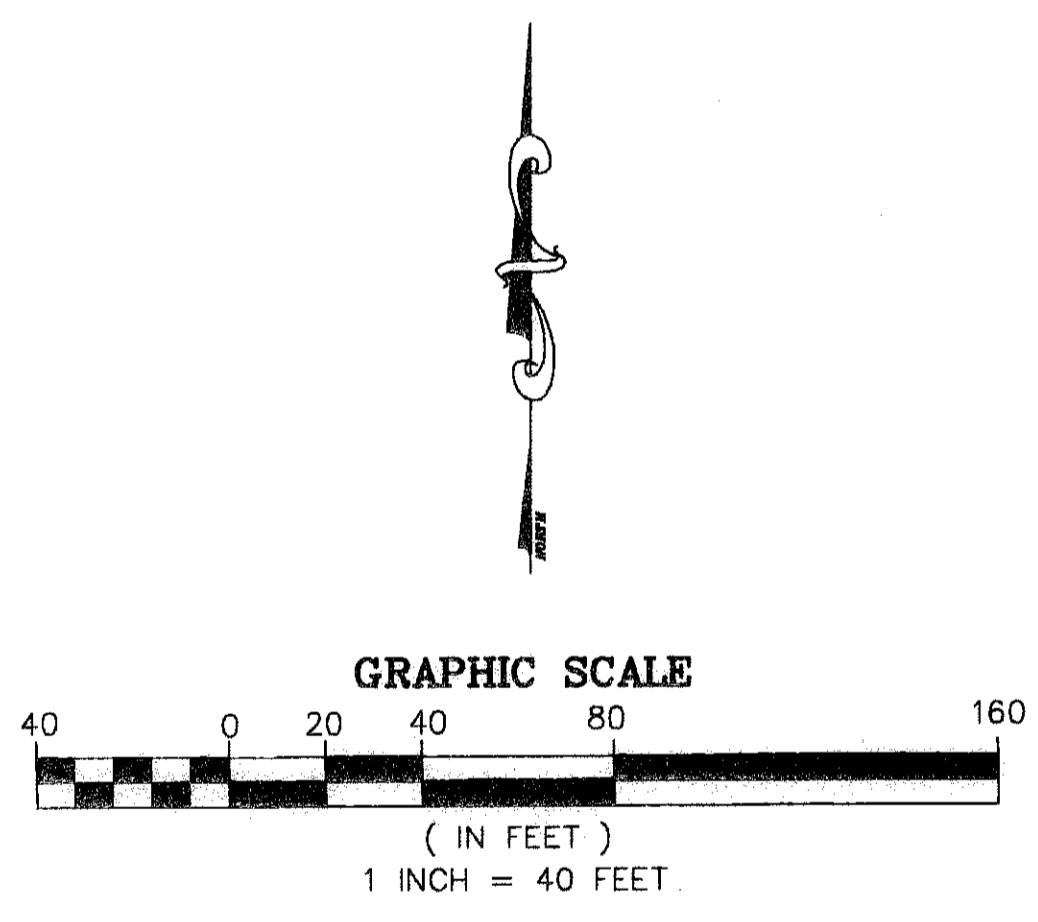
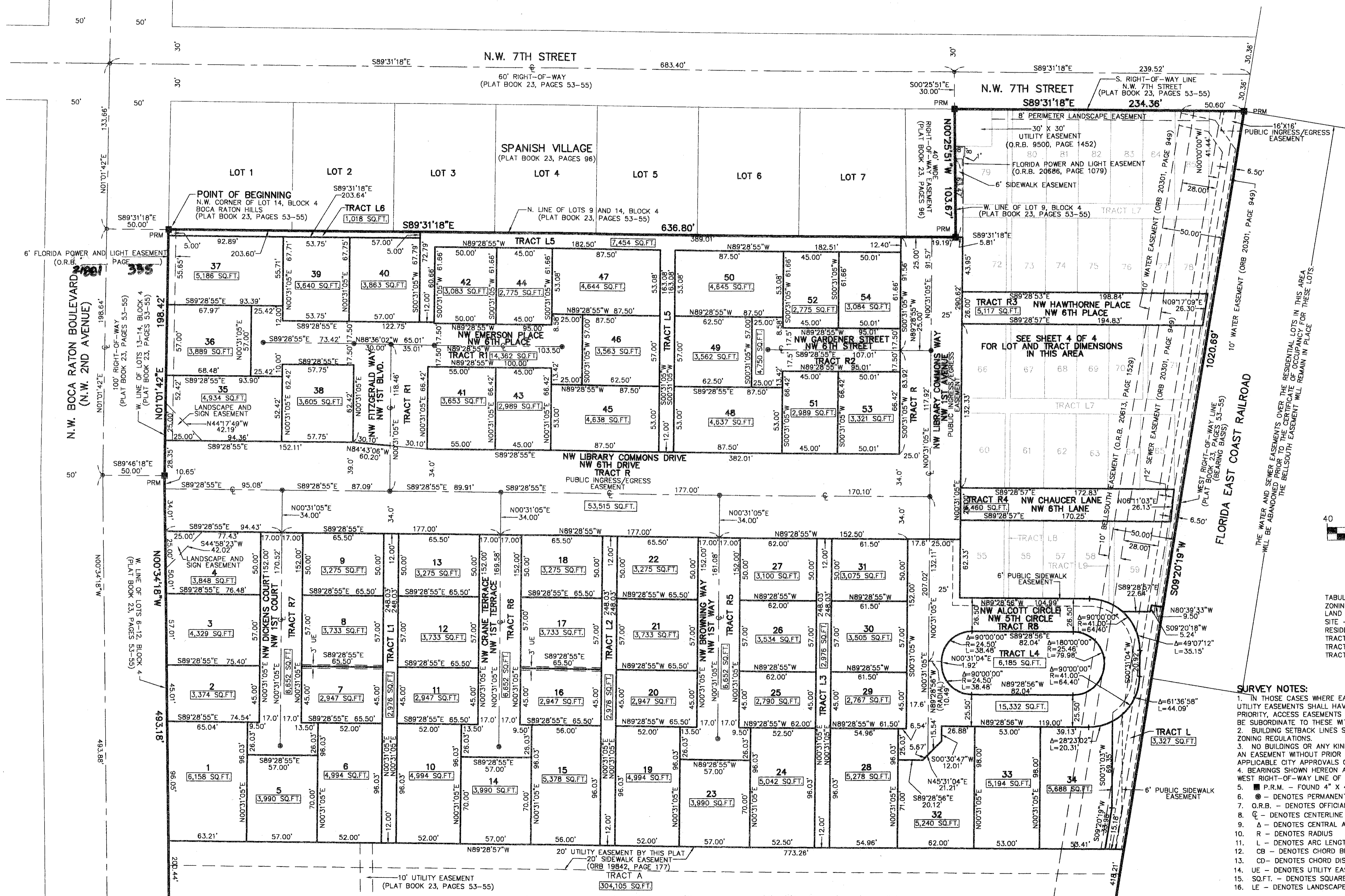
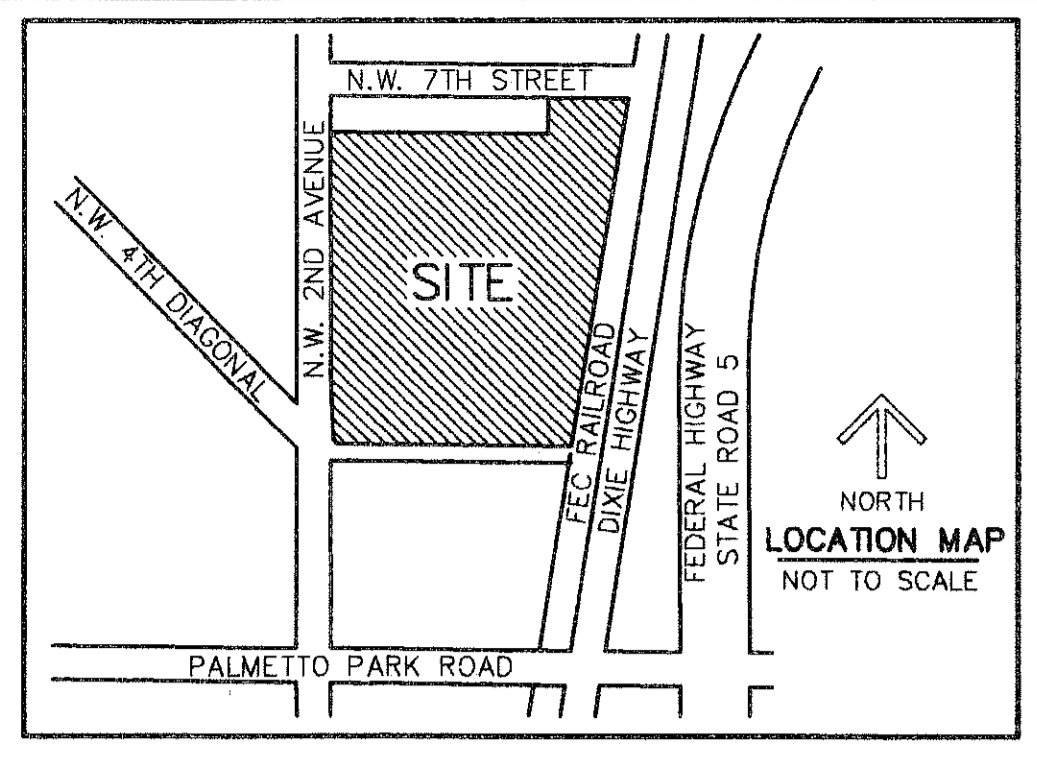


107

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2006 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK



TABULAR DATA

ZONING: PUD/R3 RESIDENTIAL
LAND USE DESIGNATION: RM
SITE - 727,929 SQUARE FEET/16.711 ACRES
RESIDENTIAL - 267,605 SQUARE FEET/6.144 ACRES
TRACT A - 304,105 SQUARE FEET/6.981 ACRES
TRACTS R-RB (ROADWAY) - 117,492 SQUARE FEET/2.697 ACRES
TRACTS L-L9 (OPEN SPACE) - 38,727 SQUARE FEET/0.889 ACRES

- SURVEY NOTES:**
1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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 CITY OF BOCA RATON 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S09°20'19"W ALONG THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD
 5. P.R.M. - FOUND 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 1141.
 6. ● - DENOTES PERMANENT CONTROL POINT (P.C.P.)
 7. O.R.B. - DENOTES OFFICIAL RECORD BOOK
 8. Ⓢ - DENOTES CENTERLINE
 9. Δ - DENOTES CENTRAL ANGLE
 10. R - DENOTES RADIUS
 11. L - DENOTES ARC LENGTH
 12. CB - DENOTES CHORD BEARING
 13. CD - DENOTES CHORD DISTANCE
 14. UE - DENOTES UTILITY EASEMENT
 15. SQ.FT. - DENOTES SQUARE FOOTAGE
 16. LE - DENOTES LANDSCAPE EASEMENT

MATCH LINE SHEET 3 OF 3