

# BOCA BEACH CLUB REPLAT OF PARCEL "A"

BEING A REPLAT OF PARCEL "A", BOCA BEACH CLUB, AS RECORDED IN PLAT BOOK 67, PAGES 148-150, PALM BEACH COUNTY RECORDS  
 LYING IN SECTIONS 28 AND 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST  
 CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

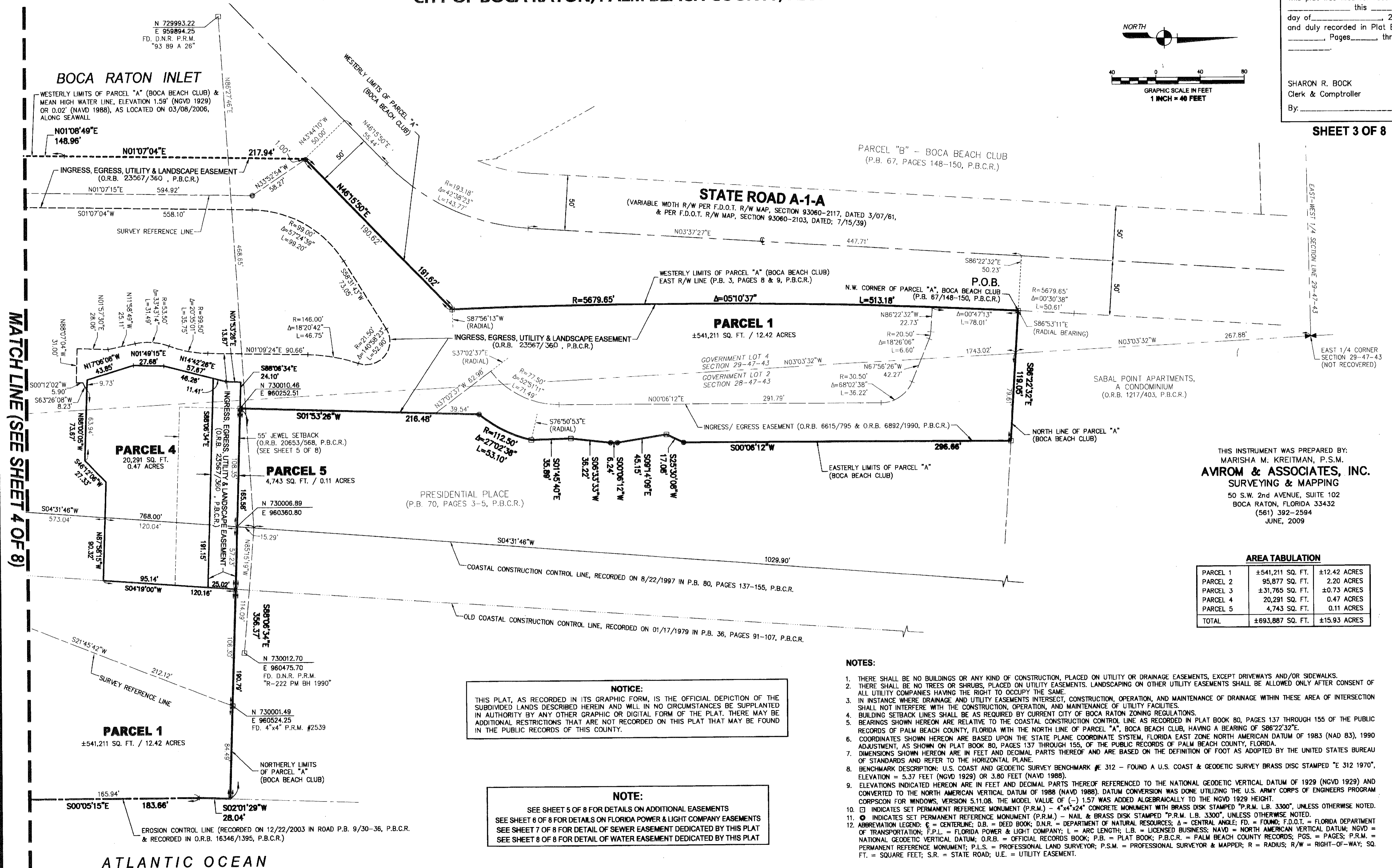
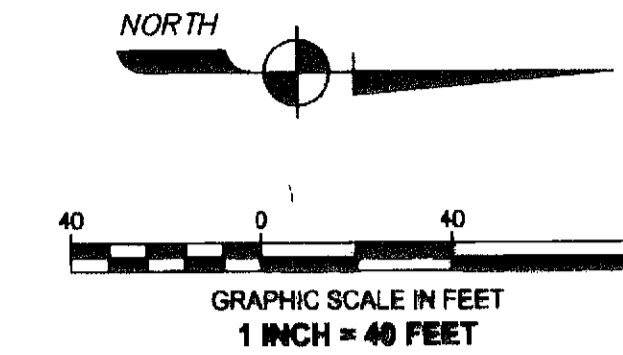
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STATE OF FLORIDA  
 COUNTY OF PALM BEACH

This plat was filed for record at  
 this \_\_\_\_\_ day of \_\_\_\_\_, 2009,  
 and duly recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_

SHARON R. BOCK  
 Clerk & Comptroller  
 By: \_\_\_\_\_

SHEET 3 OF 8



THIS INSTRUMENT WAS PREPARED BY:  
 MARISHA M. KREITMAN, P.S.M.  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594  
 JUNE, 2009

AREA TABULATION		
PARCEL 1	±541,211 SQ. FT.	±12.42 ACRES
PARCEL 2	95,877 SQ. FT.	2.20 ACRES
PARCEL 3	±31,765 SQ. FT.	±0.73 ACRES
PARCEL 4	20,291 SQ. FT.	0.47 ACRES
PARCEL 5	4,743 SQ. FT.	0.11 ACRES
TOTAL	±693,887 SQ. FT.	±15.93 ACRES

**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 THIS COUNTY.

**NOTE:**  
 SEE SHEET 5 OF 8 FOR DETAILS ON ADDITIONAL EASEMENTS  
 SEE SHEET 6 OF 8 FOR DETAILS ON FLORIDA POWER & LIGHT COMPANY EASEMENTS  
 SEE SHEET 7 OF 8 FOR DETAIL OF SEWER EASEMENT DEDICATED BY THIS PLAT  
 SEE SHEET 8 OF 8 FOR DETAIL OF WATER EASEMENT DEDICATED BY THIS PLAT

- NOTES:**
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, PLACED ON UTILITY OR DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS AND/OR SIDEWALKS.
  - THERE SHALL BE NO TREES OR SHRUBS, PLACED ON UTILITY EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES HAVING THE RIGHT TO OCCUPY THE SAME.
  - IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 80, PAGES 137 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH THE NORTH LINE OF PARCEL "A", BOCA BEACH CLUB, HAVING A BEARING OF S86°22'32"E.
  - COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83), 1990 ADJUSTMENT, AS SHOWN ON PLAT BOOK 80, PAGES 137 THROUGH 155, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
  - BENCHMARK DESCRIPTION: U.S. COAST AND GEODETIC SURVEY BENCHMARK #E 312 - FOUND A U.S. COAST & GEODETIC SURVEY BRASS DISK STAMPED "E 312 1970", ELEVATION = 5.37 FEET (NGVD 1929) OR 3.80 FEET (NAVD 1988).
  - ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMAL PARTS THEREOF REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). DATUM CONVERSION WAS DONE UTILIZING THE U.S. ARMY CORPS OF ENGINEERS PROGRAM CORPSPCON FOR WINDOWS, VERSION 5.11.08. THE MODEL VALUE OF (-) 1.57 WAS ADDED ALGEBRAICALLY TO THE NGVD 1929 HEIGHT.
  - INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) - 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK STAMPED "P.R.M. L.B. 3300", UNLESS OTHERWISE NOTED.
  - INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) - NAIL & BRASS DISK STAMPED "P.R.M. L.B. 3300", UNLESS OTHERWISE NOTED.
  - ABBREVIATION LEGEND: C = CENTERLINE; D.B. = DEED BOOK; D.N.R. = DEPARTMENT OF NATURAL RESOURCES; Δ = CENTRAL ANGLE; FD. = FOUND; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; L = ARC LENGTH; L.B. = LICENSED BUSINESS; NAVD = NORTH AMERICAN VERTICAL DATUM; NGVD = NATIONAL GEODETIC VERTICAL DATUM; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PGS. = PAGES; P.R.M. = PERMANENT REFERENCE MONUMENT; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; SQ. FT. = SQUARE FEET; S.R. = STATE ROAD; U.E. = UTILITY EASEMENT.

MATCH LINE (SEE SHEET 4 OF 8)

EAST-WEST 1/4 SECTION LINE 29-47-43

EAST 1/4 CORNER SECTION 29-47-43 (NOT RECOVERED)

ATLANTIC OCEAN