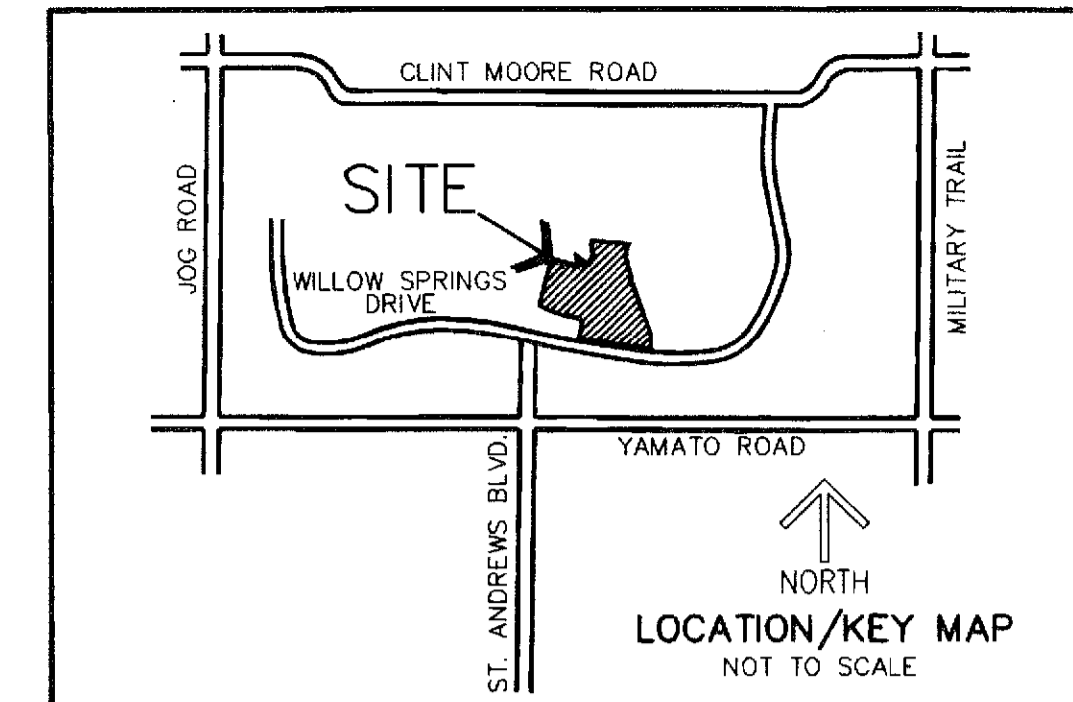


THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 JANUARY - 2010

WEST 1/4 CORNER
 SECTION 2-47-42
 PER PLAT BOOK 66, PAGES 197-198
 CALCULATED POSITION, NOT FIELD VERIFIED

PARCEL "B"
 (LAKE & DRAINAGE EASEMENT)
 THE ARVIDA COUNTRY CLUB PLAT TWO
 OF UNIVERSITY PARK - P.U.D.
 (PLAT BOOK 51, PAGES 124-128)



98

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 20____ AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

SHEET 2 OF 2.

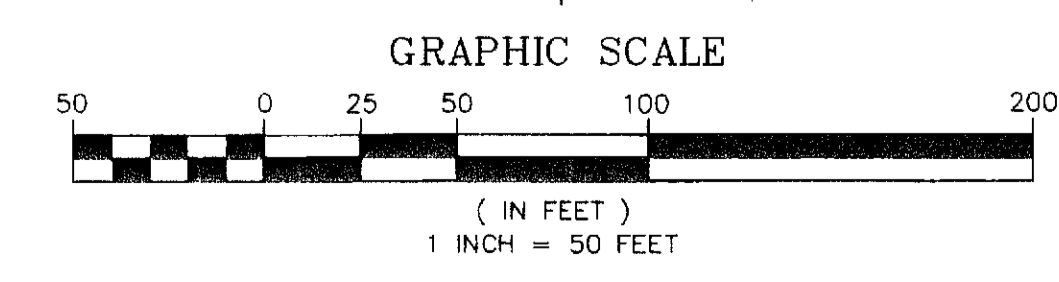
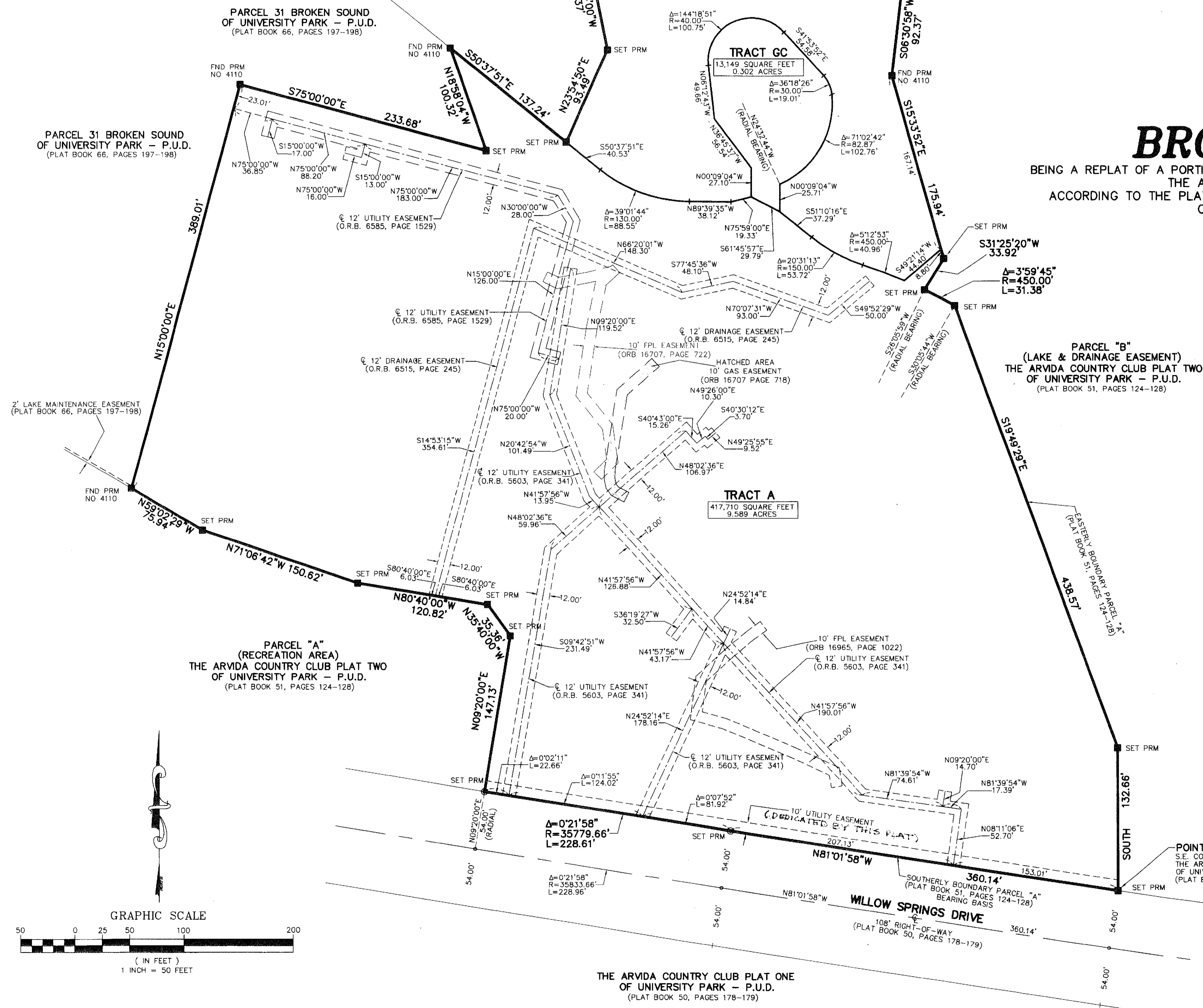
BROKEN SOUND CLUB

BEING A REPLAT OF A PORTION PARCEL "A" (RECREATION AREA) AND PARCEL "B" (LAKE & DRAINAGE EASEMENT),
 THE ARVIDA COUNTRY CLUB PLAT TWO OF UNIVERSITY PARK - P.U.D.,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 124 THROUGH 128, INCLUSIVE,
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
 THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

- 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 HAVE 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 CITY OF BOCA RATON ZONING REGULATIONS.
 - 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.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF N81°01'58"W ALONG THE SOUTHERLY LINE OF PARCEL "A", THE ARVIDA COUNTRY CLUB PLAT TWO OF UNIVERSITY PARK - P.U.D.
 - ALL INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
 - PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
 - PRM - DENOTES NAIL AND DISK MARKED PRM LB3591
 - - DENOTES CENTERLINE
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - Δ - DENOTES CENTRAL ANGLE
 - R - DENOTES RADIUS
 - L - DENOTES ARC LENGTH
 - "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.

TABULAR DATA

ZONING: R-1-D PUD
 LAND USE DESIGNATION: (RL) RESIDENTIAL LOW
 SITE - 495,439 SQUARE FEET/11.374 ACRES
 TRACT A - 417,710 SQUARE FEET/9.589 ACRES
 TRACT B - 64,580 SQUARE FEET/1.483 ACRES
 TRACT GC - 13,149 SQUARE FEET/0.302 ACRES



THE ARVIDA COUNTRY CLUB PLAT ONE
 OF UNIVERSITY PARK - P.U.D.
 (PLAT BOOK 50, PAGES 178-179)