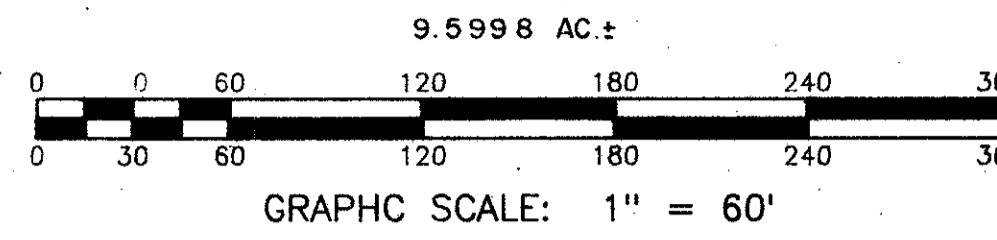


46/55

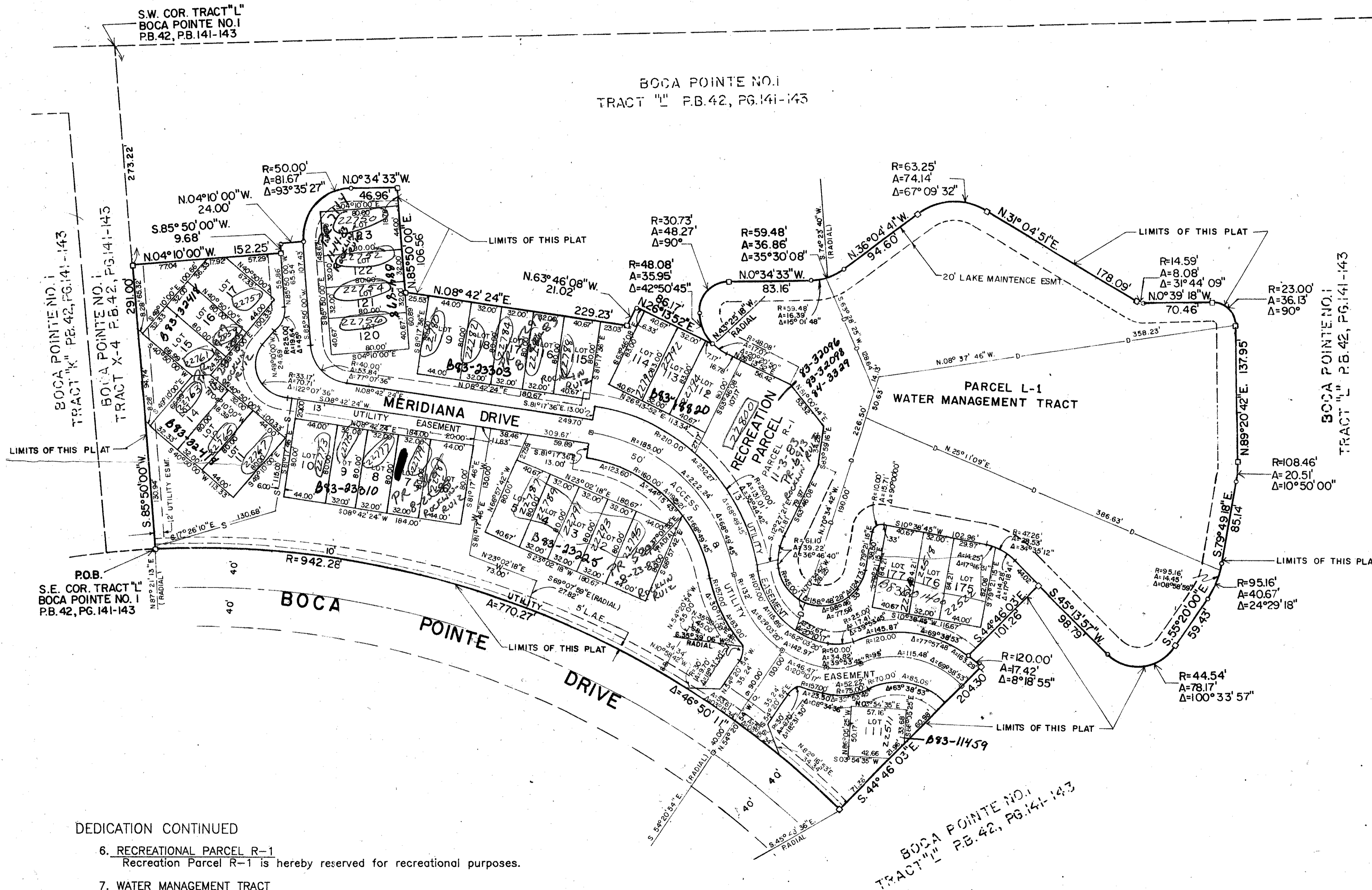
MERIDIANA AT BOCA POINTE PLAT I

46/55

A REPLAT OF A PORTION OF TRACT L OF BOCA POINTE No. 1, LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING IN PALM BEACH COUNTY, FLORIDA



PHASE ONE
 P.U.D. STATISTICS
 ACREAGE 9.5998
 UNITS 32
 DENSITY 5.74 units/acre
 TYPE OF UNIT Fee Simple Townhouse



- SURVEYOR'S NOTES**
- INDICATES P.R.M. PERMANENT REFERENCE MONUMENT
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF BOCA POINTE No. 1 P.B. 42, P.G. 141-143 P.B.R. AS SHOWN ON THE SOUTH LINE OF TRACT "L" S. 85° 50' 00" W.
 - INDICATES IRON ROD WITH E.A.P.
 - INDICATES P.C.P. PERMANENT CONTROL POINT.
 - W— INDICATES CENTERLINE OF WATER EASEMENT. (12')
 - S— INDICATES CENTERLINE OF SANITARY SEWER EASEMENT. (12')
 - D— INDICATES CENTERLINE OF DRAINAGE EASEMENT. (12')
 - L.A.E. INDICATES LIMITED ACCESS EASEMENT
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND DRAINAGE EASEMENTS.
 - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - S.B.— INDICATES CENTERLINE OF SOUTHERN BELL EASEMENT (12')

010
0211-800

DEDICATION CONTINUED

- RECREATIONAL PARCEL R-1**
Recreation Parcel R-1 is hereby reserved for recreational purposes.
- WATER MANAGEMENT TRACT**
The Water Management Tract shown hereon as Parcel L-1 is hereby dedicated in perpetuity to the Meridiana at Boca Pointe Homeowners Association, Inc., its successors and assigns for lake, water retention purposes, and drainage easement purposes, and is the perpetual obligation of the Meridiana at Boca Pointe Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County.
- 20' LAKE MAINTENANCE EASEMENT**
The 20' Lake Maintenance Easement as shown hereon is hereby dedicated to the Meridiana at Boca Pointe Homeowners Association, Inc. for the maintenance of Parcel L-1, and is the perpetual maintenance obligation of the Meridiana at Boca Pointe Homeowners Association, Inc., its successors and assigns without recourse to Palm Beach County.

Meridiana at Boca Pointe 1

SUBDIVISION #	08/47/142
BOOK 46	PAGE 55
FLOOD ZONE B	FLOOD MAP # 2408
QUAD # 54	ZONING
SE	ZIP CODE 33433
PUD NAME	

PREPARED BY
 GREGORY B. BARBY
 PROFESSIONAL SURVEYORS AND ENGINEERS

MERIDIANA AT BOCA POINTE #1