

47/91

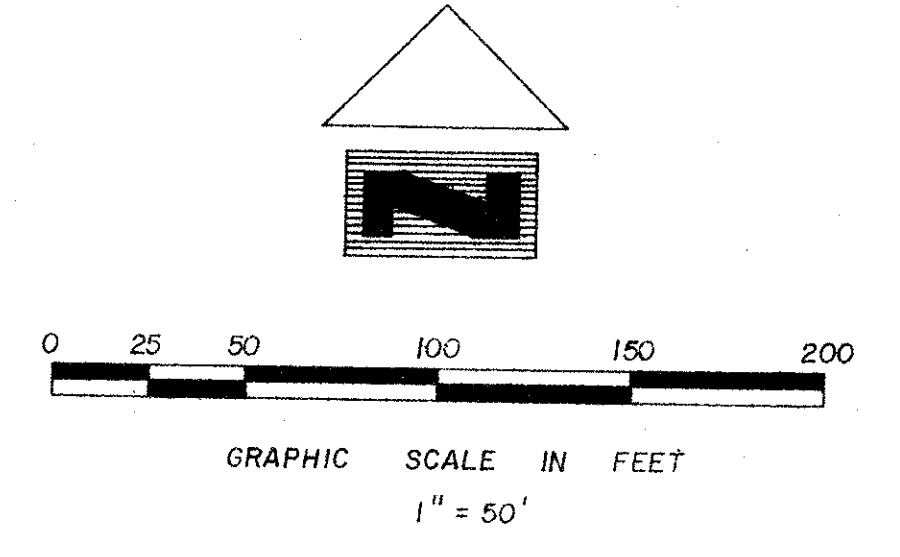
NOTES

- 1) \circ Indicates Permanent Control Point to be set by this Plat.
- 2) \odot Indicates Permanent Reference Monument
- 3) Bearings shown hereon are based on the North Line of Section 1, Township 47 South, Range 41 East, having an assumed bearing of Due West as shown on the recorded Plat of "Daca Chase Section Two" (P.B. 37 Pgs. 192, 193) Palm Beach County Records.
- 4) No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- 5) No structures, trees or shrubs shall be placed on Drainage Easements.
- 6) Approval of Landscaping on Utility Easements, other than Water and Sewer, shall be only with the approval of all Utilities occupying same.
- 7) Additional Utility Easements shall be recorded by separate instrument and in accordance with ordinance 73-4 for Water and Sewer Lines.
- 8) D.E. Indicates Drainage Easement.

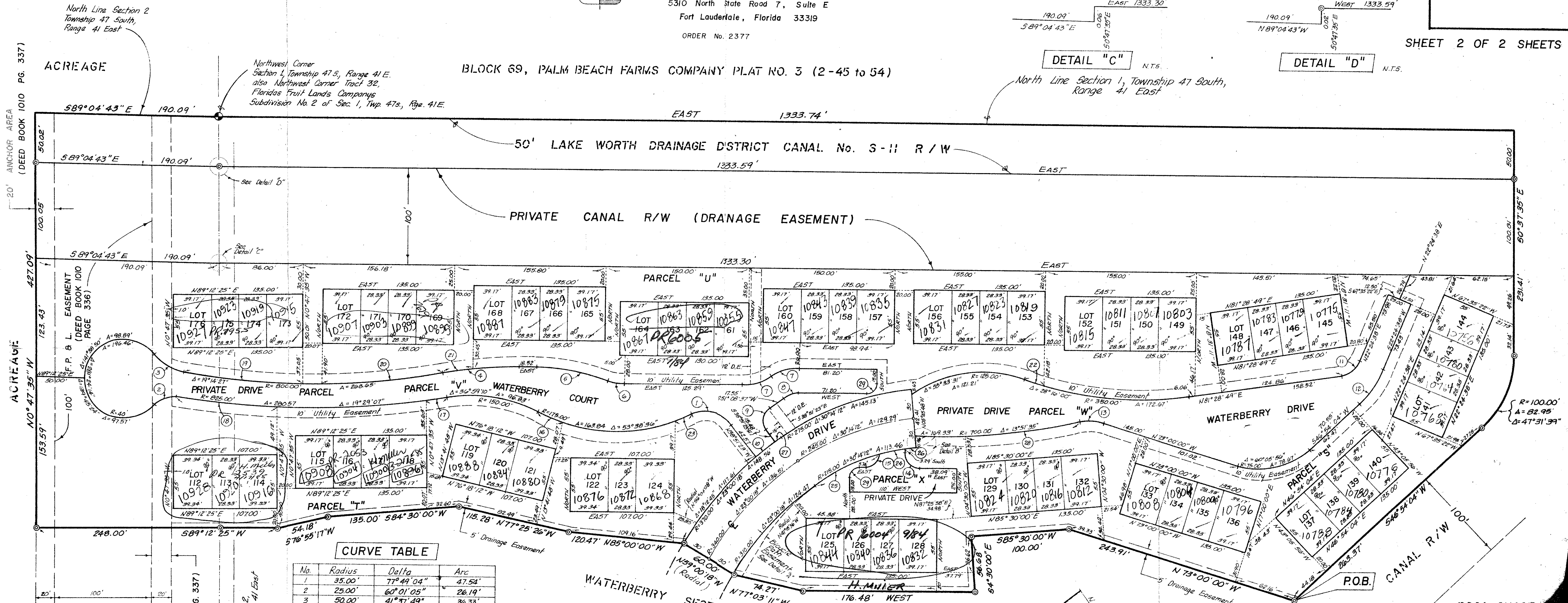
WATERBERRY SECTION THREE

(A PORTION OF RIVIERA P.U.D.)
 A REPLAT OF A PORTION OF TRACTS 31 and 32
 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF
 SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.C.R.)
 AND A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 47 S., RANGE 41 E.
 PALM BEACH COUNTY, FLORIDA

PREPARED BY:
 HELLER - WEAVER and ASSOCIATES Inc.
 5310 North State Road 7, Suite E
 Fort Lauderdale, Florida 33319
 ORDER No. 2377



SHEET 2 OF 2 SHEETS



CURVE TABLE

No.	Radius	Delta	Arc
1	35.00'	77°41'04"	47.54'
2	25.00'	60°01'05"	26.19'
3	50.00'	41°37'49"	36.33'
4	450.00'	10°01'01"	78.61'
5	225.00'	19°00'41"	14.66'
6	50.00'	19°00'41"	16.59'
7	50.00'	33°54'05"	29.59'
8	25.00'	33°54'05"	16.95'
9	15.00'	90°00'00"	23.56'
10	370.00'	3°52'20"	25.01'
11	25.00'	59°04'11"	25.77'
12	100.00'	24°29'26"	42.74'
13	50.00'	28°28'16"	25.28'
14	15.00'	90°00'00"	23.56'
15	14.00'	82°36'48"	20.19'
16	175.00'	9°03'13"	27.65'
17	825.00'	1°25'26"	20.50'
18	825.00'	7°16'17"	104.70'
19	800.00'	8°56'29"	124.83'
20	800.00'	8°54'19"	124.34'
21	450.00'	4°02'06"	31.69'
22	350.00'	3°37'51"	22.18'
23	175.00'	6°25'31"	18.01'
24	215.00'	7°27'16"	27.97'
25	215.00'	19°41'02"	73.86'
26	215.00'	3°05'54"	11.63'
27	370.00'	0°55'13"	5.94'
28	700.00'	9°42'12"	118.55'
29	10.00'	90°00'00"	15.71'

LAND USE TABULATION

Breakdown	Acres	Total Acres	Percentage
Gross Acreage	14.919		
A) Private Streets			
1) Waterberry Drive	0.366		
2) Parcel W (Waterberry Drive)	0.634		
3) Parcel Y	0.681		
4) Parcel X	0.075		
Total	1.756	1.756	12%
B) Residential - Single Family Attached Design 65 Units			
1) Lots 112 through 116 (inclusive)	2.792	2.792	19%
Total	5.124	5.124	34%
C) Common Areas			
1) Parcel S	1.438		
2) Parcel T	1.397		
3) Parcel U	2.289		
Total	5.124	5.124	34%
D) Waterways			
1) 50' Canal R/W	1.744		
2) 100' Canal R/W	3.498		
Total	5.247	5.247	35%
Grand Total	14.919	100%	

DETAIL "C" N.T.S.

DETAIL "D" N.T.S.

North Line Section 1, Township 47 South, Range 41 East

DETAIL "A" Scale 1" = 20'

DETAIL "B" Scale 1" = 20'

WATERBERRY #2

0303-006

BOCA CHASE SECTION THREE (43-108, 109)

15' R/W by Florida Fruit Lands Company's Subdivision No. 2 Abandoned under O.R.B. 2341 Pgs. 356

20' ANCHOR AREA (DEED BOOK 1010 PG. 337)
 East Line N.E. 1/4, Section 2, Township 47 South, Range 41 East

BOCA CHASE SECTION THREE (37-192, 193) TRACT