

PART OF BOCA POINTE P. U. D.

# VILLA FLORA AT BOCA POINTE

A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
AND ALSO BEING A REPLAT OF TRACT B-1 OF BOCA POINTE NO. 3, AS RECORDED IN  
PLAT BOOK 46, PAGES 123-125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
PALM BEACH COUNTY, FLORIDA

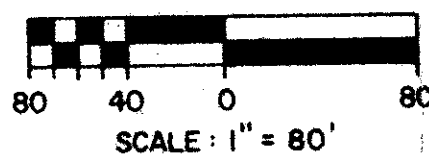
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

OCTOBER 1983

SHEET 3 OF 4



CANARY PALM CLUB  
PB. 39  
PG. 102-103

TRACT 76-C  
BOCA DEL MAR NO. 7  
P.B. 30, PG. 210-217

FAIRWAY VILLAGE  
PG. 40, PG. 55, 56 & 57

SUBDIVISION 5747/12  
BOOK 448 PAGE 55  
FLOOD ZONE #1 FLOOD MAP #2018  
QUAD #37 ZONING RS  
BE PUD ZIP CODE 33433  
PUD NAME Villa Flora At Boca Pointe

### AREA TABLE

LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	6,777	100	7,020
2	5,684	101	6,500
3	5,684	102	6,500
4	5,684	103	6,500
5	5,684	104	6,500
6	5,684	105	6,500
7	5,684	106	6,500
8	5,704	107	6,050
9	5,991	108	6,423
10	5,991	109	5,750
11	5,392	110	5,715
12	5,303	111	6,050
13	6,077	112	7,899
14	6,787	113	6,600
15	7,706	114	7,642
16	6,083	115	6,093
17	5,589	116	6,710
18	5,500	117	6,768
19	5,500	118	6,846
20	5,734	119	6,941
21	6,409	120	7,051
22	6,873	121	6,350
23	6,873	122	6,350
24	10,012	123	6,350
25	8,094	124	6,350
26	6,906	125	6,350
27	6,908	126	7,092
28	6,250	127	7,420
29	6,250	128	7,420
30	6,250	129	7,420
31	6,250	130	6,860
32	6,508	131	7,181
33	8,820	132	6,261
34	7,196	133	5,500
35	6,483	134	6,528
36	6,483	135	7,154
37	6,483	136	6,929
38	6,483	137	7,000
39	6,483	138	6,350
40	6,483	139	6,976
41	6,483	140	6,653
42	6,483	141	6,653
43	6,483	142	6,653
44	6,263	143	6,653
45	10,621	144	6,653
46	15,747	145	6,582
47	8,875	146	6,858
48	9,441	147	6,350
49	5,500	148	6,350
50	5,500	149	6,350
51	5,500	150	7,474
52	5,500	151	6,083
53	5,500	152	6,279
54	5,500	153	7,016
55	5,500	154	6,775
56	5,500	155	6,290
57	5,500	156	6,086
58	5,439	157	6,500
59	11,501	158	6,500
60	6,138	159	6,500
61	6,803	160	6,000
62	5,754	161	6,171
63	5,501	162	5,772
64	5,500	163	5,633
65	5,500	164	6,290
66	6,970	165	6,290
67	10,980	166	6,290
68	12,084	167	6,290
69	8,300	168	6,290
70	6,290	169	6,290
71	6,290	170	6,290
72	6,290	171	6,290
73	6,290	172	6,290
74	6,290	173	7,277
75	6,290	174	7,474
76	6,290	175	6,200
77	6,290	176	6,200
78	6,290	177	6,200
79	6,290	178	6,200
80	7,131	179	7,207
81	6,678	180	7,739
82	7,622	181	7,828
83	7,766	182	6,965
84	6,435	183	6,000
85	6,007	184	6,000
86	5,883	185	5,750
87	7,272	186	5,500
88	6,146	187	5,390
89	6,114	C-1	2,127
90	6,125	C-2	1,991
91	6,125	C-3	129,335
92	6,125	C-4	3,415
93	6,125	C-5	4,021
94	6,125	C-6	179,583
95	6,125	LS-1	38,384
96	6,125	LS-2	18,326
97	6,929	LS-3	11,675
98	7,258	LS-4	7,690
99	8,073	ROAD R/W	243,811
TOTAL			1,888,608

### NOTES

The 25' Buffer Easement is to be used as a setback for building structures only.

Bearings shown herein are based on an assumed bearing of the South line of Section 27, Township 47 South, Range 42 East.

No buildings or any kind of construction shall be placed on utility or 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.

- P.R.M. Indicates Permanent Reference Monument.
- P.C.P. Indicates Permanent Control Point.
- U.E. Indicates Utility Easement.
- D.E. Indicates Drainage Easement.
- L.A.E. Indicates Limited Access Easement.

This instrument was prepared by John A. Grant, Jr., John A. Grant, Jr., Inc. 3533 North Federal Highway, Boca Raton, Florida 33431

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

48/55

48/55

Pointe 9/55

P.O.B. SOUTH EAST CORNER OF TRACT B-1

BOCA POINTE NO. 3 PLAT BOOK 46, PG. 123-125

PALM BEACH FARMS CO. PLAT NO. 6 PG. 5, PG. 75

TRACT Y-1

TRACT R-1

TRACT R-2

TRACT R

TRACT Y-2

TRACT C-1

TRACT C-2

TRACT C-3

TRACT C-4

TRACT C-5

TRACT C-6

TRACT R-1

TRACT R-2

TRACT Y-1

TRACT Y-2

TRACT Y-3

TRACT Y-4

TRACT Y-5

TRACT Y-6

TRACT Y-7

TRACT Y-8

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