

48/53-56

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

EASMENTS - FPL, SO BELL, CATV
O.R. B. 5095
P.C. 1505-1567
DEC. 5, 1986

P. B. 48
P. 53-56

WAIVER OF (RE)PLAT
O.R. B. 5095
P.C. 1505-1567
DEC. 5, 1986
EXHIBIT B

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

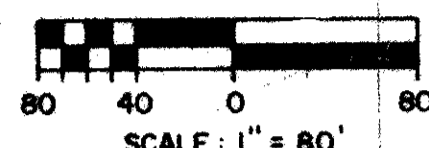
OCTOBER 1983

CANARY PALM CLUB

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

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

SHEET 3 OF 4



LOT NO.	80 FT.	LOT NO.	80 FT.
1	6,777	100	7,020
2	5,884	101	6,500
3	5,884	102	6,500
4	5,884	103	6,500
5	5,884	104	6,500
6	5,884	105	6,500
7	5,884	106	6,500
8	5,884	107	6,500
9	5,884	108	6,425
10	5,884	109	5,750
11	5,884	110	5,715
12	5,884	111	6,080
13	6,077	112	7,899
14	6,787	113	6,600
15	7,706	114	7,642
16	6,083	115	6,099
17	5,800	116	6,768
18	5,800	117	6,448
19	5,800	118	6,941
20	5,734	119	6,941
21	6,408	120	7,051
22	7,532	121	6,982
23	6,084	122	6,350
24	6,906	123	6,350
25	6,906	124	6,350
26	6,906	125	6,350
27	6,906	126	7,092
28	6,906	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	7,161
33	6,820	132	6,201
34	7,186	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	6,300
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	13,747	145	6,562
47	12,873	146	6,858
48	8,441	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	8,093
53	5,500	152	8,279
54	5,500	153	7,016
55	5,500	154	6,775
56	5,500	155	6,229
57	5,500	156	6,086
58	5,439	157	6,500
59	11,501	158	6,500
60	8,138	159	6,500
61	8,803	160	6,000
62	7,754	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	10,880	166	6,290
68	12,084	167	6,290
69	8,300	168	6,290
70	6,250	169	6,290
71	6,250	170	6,290
72	6,250	171	6,290
73	6,250	172	6,290
74	6,250	173	7,271
75	6,250	174	6,418
76	6,250	175	6,200
77	6,250	176	6,200
78	6,250	177	6,200
79	6,250	178	6,200
80	7,131	179	7,207
81	6,879	180	7,739
82	6,822	181	7,828
83	7,786	182	6,985
84	6,435	183	6,000
85	6,007	184	6,000
86	5,968	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	1,891
91	6,125	C-3	129,338
92	6,125	C-4	3,415
93	6,125	C-5	4,021
94	6,125	C-6	179,383
95	6,125	LS-1	38,394
96	6,125	LS-2	18,356
97	6,829	LS-3	11,875
98	7,228	LS-4	7,450
99	8,079	ROAD R/W 243,911	
TOTAL			1,886,608

AREA TABLE

TRACT A

BOCA POINTE NO. 3
P.B. 46, PG. 123-125

NOTES

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

Bearings shown hereon 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 shrub 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.

○ Set Iron Rod with Plastic Cap (No. 1141).

LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 50

PORTION OF TRACT Y-2

TRACT Y-2

SOUTH LINE OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST

NORTH LINE OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST

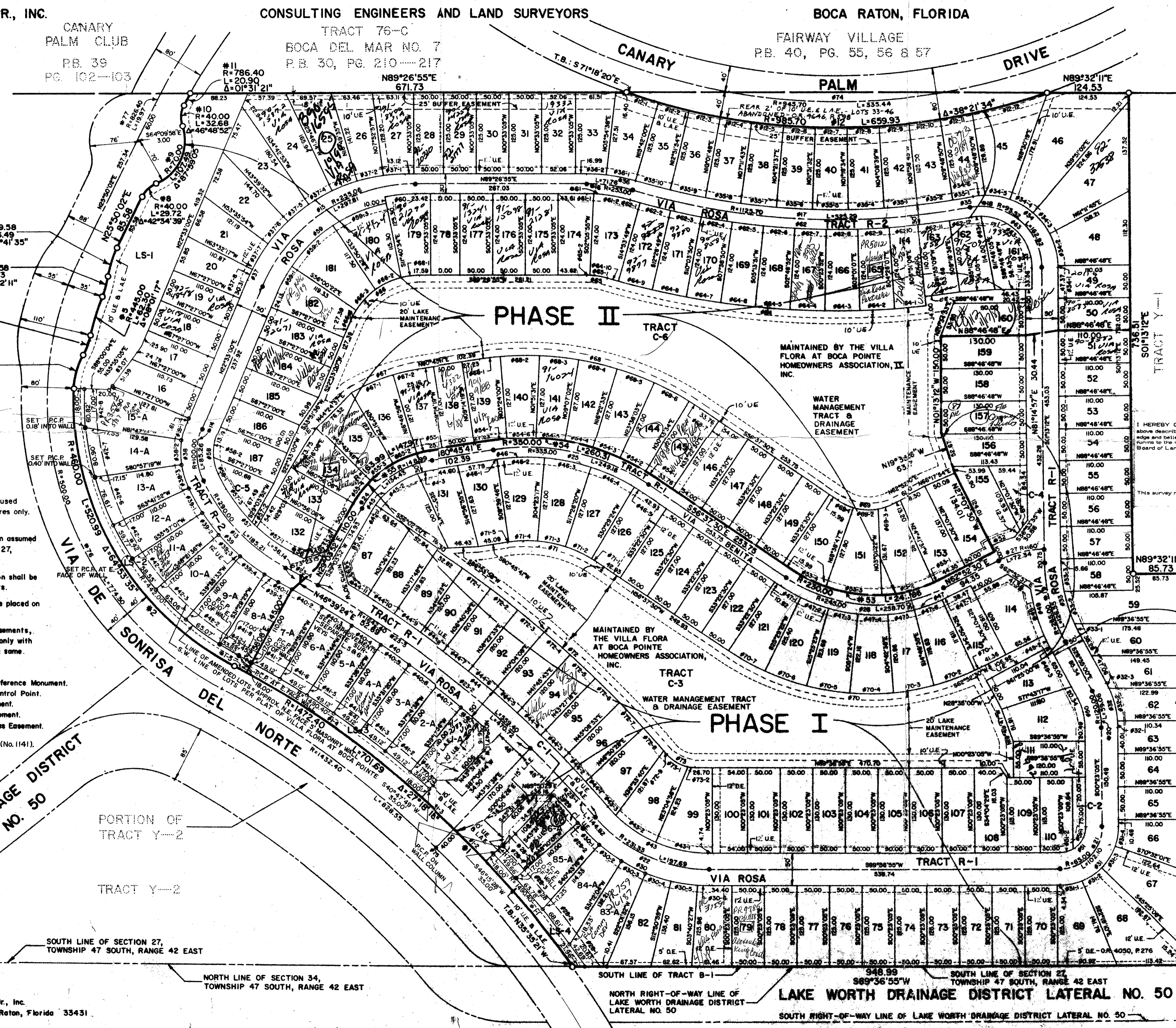
SOUTH LINE OF TRACT B-1

NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 50

SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 50

TRACT B-2

TRACT W-6



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

SUBJECT SURVEY: LOTS 1-A THRU 15-A, INCLUSIVE, AND LOTS 83-A THRU 86-A, INCLUSIVE, AS SHOWN HEREON. FOR LEGAL DESCRIPTIONS, SEE ATTACHED SHEETS.

I HEREBY CERTIFY that the "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and conform to the minimum description requirements of the Florida Board of Land Surveyors.

John A. Grant, Jr.
Registered Land Surveyor No. 1141
State of Florida

TOTAL AREA OF SUBJECT SURVEY: 134,382 SQ. FT. (3.085 ACRES).

BOCA POINTE NO. 3
P.B. 46, PG. 123-125

P.O.B.
SOUTHEAST CORNER OF TRACT B-1

0011-312

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431

[[SURVEY L-1-A-15-A; 83-A-86-A; FB. 645/25-27; 68-7-21-86]]