

49/171

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EL VIENTO AT BOCA POINTE PHASE II

SHEET 2 OF 2

A REPLAT OF A PORTION OF TRACT K OF BOCA POINTE No. 1, LYING IN SECTION 28 & 33 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.

APRIL 1984

3.718 AC.



GRAPHIC SCALE: 1" = 40'

P.U.D. STATISTICS

OVERALL TRACT

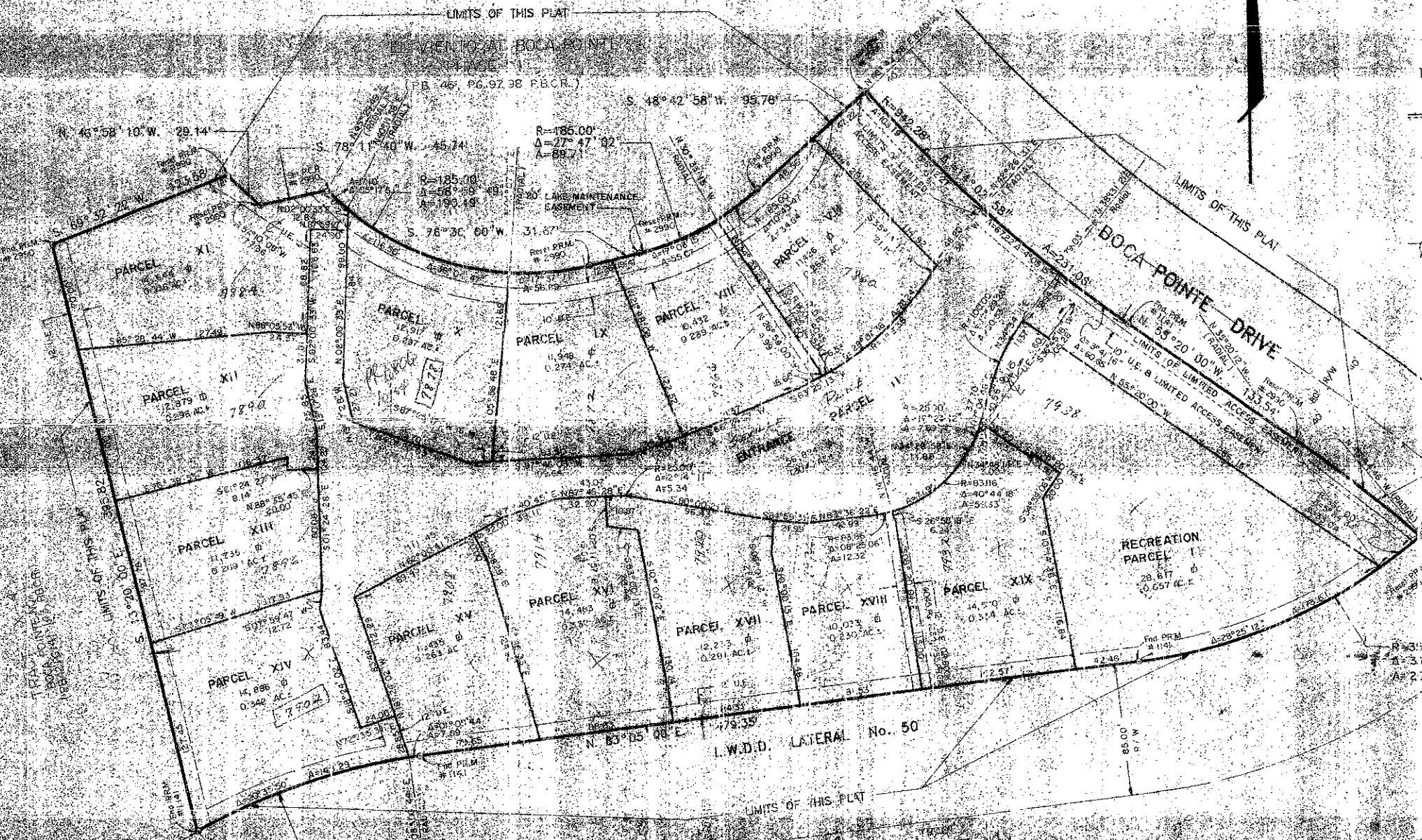
ACREAGE: 12.3333
OF UNITS: 99

PHASE II

S.7:84
51

LEGEND

- ⊙ Indicates Permanent Reference Monument set by this Plat
- or --- Indicates Easement (see each for size and type)
- Indicates Permanent Control Point
- D.E. Indicates drainage easement
- U.E. Indicates utility easement
- Indicates square feet
- P.O.B. Indicates point of beginning
- U.E.- Indicates Centerline of a 12' Utility Easement



SURVEYOR'S NOTES

- 1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE MERIDIAN OF TRACT K OF THE PLAT OF BOCA POINTE No. 1, RB. 42, PAGES 141-143 (P.B.C. 42).
- 2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 3. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 5. THERE ARE NO RADIAL LOT LINES ON THIS PLAT.

0211-318

DEDICATION: (continued)

1. The entrance parcel shown hereon as "Entrance Parcel I" is hereby dedicated in perpetuity to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns as common property and is the perpetual maintenance obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns without recourse to Palm Beach County. Entrance Parcel II is also a drainage and utility easement.
2. The Limited Access Easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the control and jurisdiction over access rights.
3. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation, and maintenance of utilities.
4. The 20.00 foot Lake Maintenance Easement, as shown hereon, is hereby dedicated to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns for maintenance and is the perpetual maintenance obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns, without recourse to Palm Beach County.
5. Recreation Parcel I is hereby dedicated to the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns as common property and is the perpetual maintenance obligation of the El Viento at Boca Pointe Maintenance Association, Inc. and its successors and assigns without recourse to Palm Beach County.

PREPARED BY
GREGORY B. DARR
Derry and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS

10010 U.S. Highway 1, Suite 101, Loxley, Florida 32350
(904) 771-0051

* STREET NAME NOT APPROVED BY F.L.B.

EL VIENTO AT BOCA POINTE