

51/130

130

PART OF BOCA POINTE P.U.D. EL DORADO COURT

A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF TRACT C, BOCA POINTE NO. 1 AS RECORDED IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

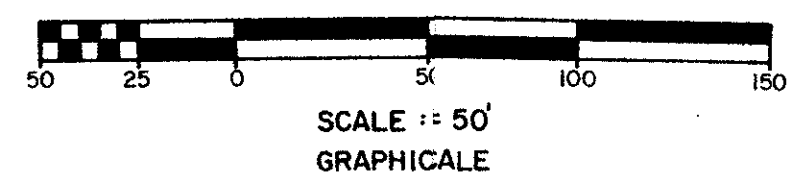
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

FEBRUAR 1985

SHEET 2 OF 2



NOTES:

- Bearings shown hereon are based on bearings shown in the boundary of Tract C of BOCA POINTE NO. 1 as recorded in Plat Book 42, Pages 141-143 of the Public Records of Palm Beach County.
- 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 (all Existing, No. 1141).
- P.C.P. Indicates Permanent Control Point.
- U.E. Indicates Utility Easement.
- D.E. Indicates Drainage Easement.
- L.A.E. Indicates Limited Access Easement.
- P.A.E. Indicates Pedestrian Access Easement.
- L.S.E. Indicates Lift Station Easement.

* Indicates non-radial course.
All other side lot lines drawn to front arcs in this plat are radial to such front arcs.

CURVE TABLE					
NUMBER	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
1	889.62	61.5	039°37'18"	320.47	603.01 N54°18'39"E
1-1		94.36	76°04'37"	47.22	94.31 N71°05'00"E
1-2		116.80	31°22'	58.49	116.72 N64°17'00"E
1-3		90.54	49°53'	45.31	90.50 N57°36'23"E
1-4		286.68	1°48'	144.59	285.44 N45°27'32"E
1-5		26.82	001°43'38"	13.41	26.82 N35°21'49"E

51-129-130

EL DORADO LTD.
10558 SPICEMOOD TRAIL
BOYNTON BEACH, FL 33438

30 March 1987

Mr. George McDermott
Palm Beach County Engineering Dept.
PO Box 2429
West Palm Beach, FL 33402-1989

RE: WALKWAY - EL DORADO at BOCA POINTE

Dear Mr. McDermott:

This letter is in response to our telephone conversation this afternoon regarding releasing from paving plans and surety coverage of the asphalt walkway situated between lots 15 and 16 at El Dorado Court (See attached site location sheet.) El Dorado Ltd. agrees to build this walkway in conjunction with building construction for Unit 16 and furthering shall be withheld until this walkway is completed. In this way the developer guarantees construction of the walkway to Palm Beach County Engineering Dept. per the paving and drainage plans previously submitted.

The reason for this request is twofold: 1. The walkway would most likely be destroyed by construction vehicles during development of lot 16 if built now. 2. El Dorado Ltd. wishes to have final inspections of all site improvements at this time for purposes of releasing the Surety Bond on those improvements and would hold up release of the site until such time as Unit 16 was constructed, sometime in the next year.

El Dorado Ltd. anticipates construction on lot 16 within the next twelve months and will inform Palm Beach County of any changes in this schedule. Please inform me if this request meets with your approval. Should you have any questions, please do not hesitate call me at 368-9539. I wish to thank you and Kurt Eismann for helping me reach an amicable solution to this situation.

Sincerely,

John B. Sparling
Development Coordinator
El Dorado Ltd.

cc: Kurt F. Eismann, PBC Planning Zoning & Building
Steve Csutoros, BC Project Supervisor, GHS Builders
George Sparling, General Partner
John Grant Engineers

28-1	33.53	014°33'	11.14	16.76	N71°05'00"E
28-2	16.77	007°29'05"	8.40	16.76	N71°05'00"E
29	74.13	72.02	055°40'00"	39.14	69.22 N53°33'00"W
30	949.16	57.12	003°26'53"	28.57	57.11 N47°25'15"E

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

Permit attached
see 5/13/87
be corrected
with permit on
lot 16 15 c.o.

0211-323 51/130

EL DORADO CT.

CLUBHOUSE TRACT
BOCA RATON NO. 1
P.B. 42, PG. 141-143

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