

NOTES

- BUILDING SETBACKS AND/OR SEPARATIONS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF PERMANENT STRUCTURE SHALL BE PLACED WITHIN UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE, ACCESS, OR LANDSCAPING EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN UTILITY EASEMENTS WHICH ARE PROVIDED FOR THE PURPOSE OF WATER AND SEWER USE OR WITHIN DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER RECEIPT OF APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- LOT LINES AND/OR BOUNDARY LINES WHICH INTERSECT A CURVE ARE RADIAL TO SAID CURVE UNLESS OTHERWISE NOTED.
- WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THERE SHALL BE NO PERMANENT CONSTRUCTION, TREES, OR SHRUBS WITHIN LAKE MAINTENANCE EASEMENTS.

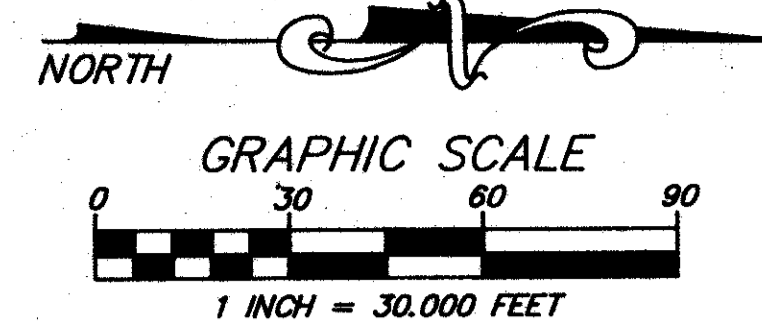
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 198____, AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGE _____

JOHN B. DUNKLE
CLERK CIRCUIT COURT
BY: _____ D.C.

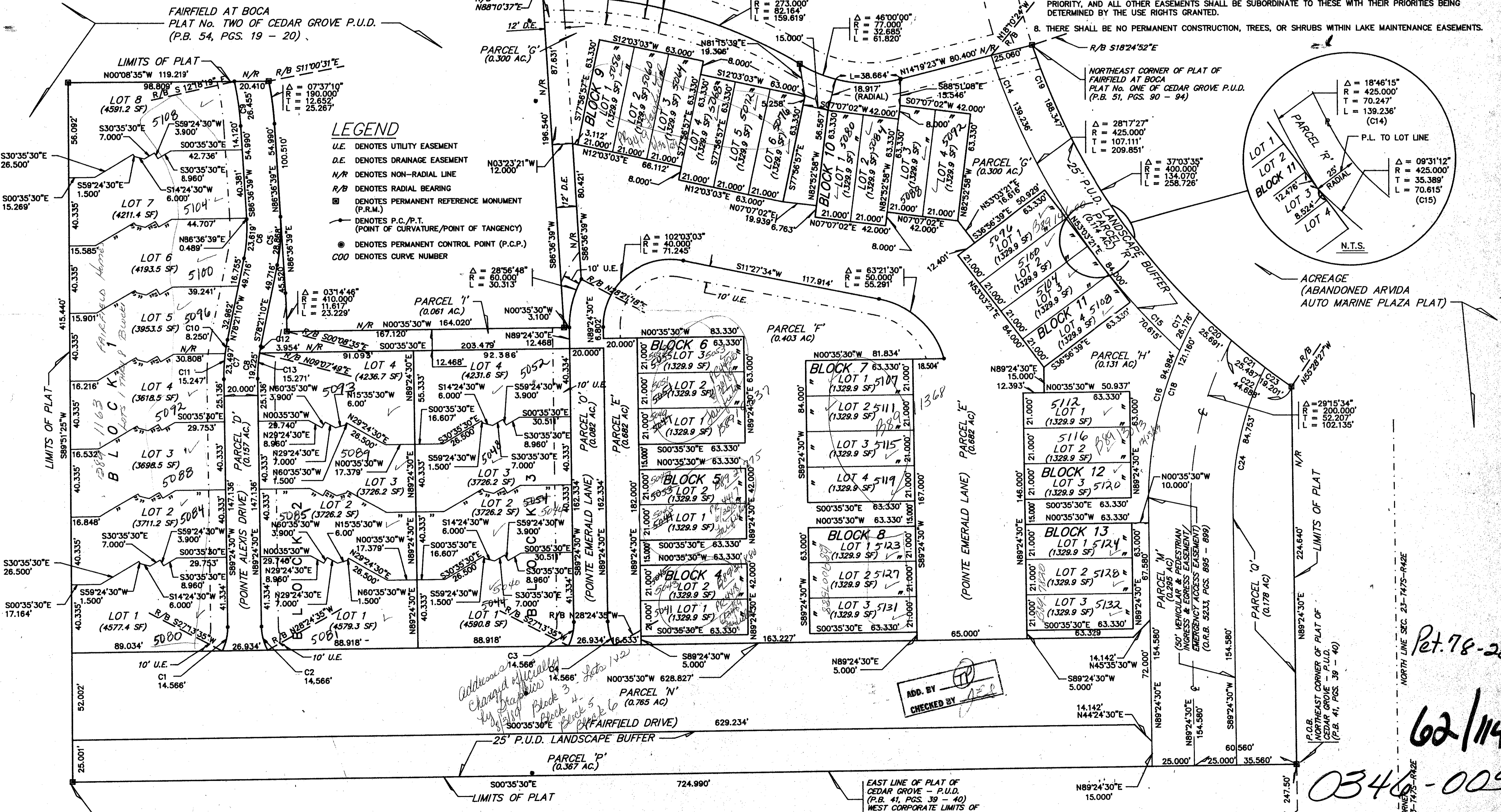
FAIRFIELD AT BOCA
PLAT No. FIVE OF CEDAR GROVE P.U.D.
BEING A REPLAT OF A PORTION OF PARCELS 'A' & 'B' OF CEDAR GROVE P.U.D. (VACATED) - AS RECORDED IN PLAT BOOK 41, PAGES 39 & 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA
C1	30.000	14.566	N76°40'57"W	27°49'06"
C2	30.000	14.566	N75°29'57"E	27°49'06"
C3	30.000	14.566	N76°40'57"W	27°49'06"
C4	30.000	14.566	N75°29'57"E	27°49'06"
C5	110.000	28.868	N85°52'15"W	15°02'11"
C6	90.000	23.619	N85°52'15"W	15°02'11"
C7	110.000	23.497	S84°28'20"E	12°14'20"
C8	90.000	19.225	S84°28'20"E	12°14'20"
C9	170.000	26.455	S82°48'04"W	08°54'58"
C10	110.000	8.250	S84°28'20"E	04°17'50"
C11	110.000	15.247	S84°28'20"E	07°56'30"
C12	90.000	3.954	S84°28'20"E	02°31'01"
C13	90.000	15.271	S84°28'20"E	09°43'19"
C14	425.000	139.236	N62°26'28"E	18°46'15"
C15	425.000	70.815	S48°17'45"W	09°31'12"
C16	225.000	26.176	S83°04'17"E	06°39'56"
C17	225.000	94.984	S78°29'52"E	24°11'15"
C18	225.000	121.160	S75°09'54"E	30°51'11"
C19	400.000	188.347	N58°15'18"E	28°58'43"
C20	400.000	25.691	N42°48'01"E	03°40'48"
C21	400.000	25.487	N39°06'08"E	03°39'03"
C22	400.000	44.688	N37°43'35"E	06°24'04"
C23	400.000	19.201	N35°54'04"E	02°45'01"
C24	175.000	84.753	S76°43'03"E	27°44'55"



QUANTITATIVE DATA
ZONING DISTRICT P.U.D.
PARCEL SIZE 6.087 AC.
No. DWELLING UNITS 50 D.U.'s
DENSITY 8.24 D.U./AC.

BEARING REFERENCE
ALL BEARINGS SHOWN HEREON ARE BASED ON BEARING OF NORTH 00°35'30" EAST ALONG NORTH-SOUTH QUARTER LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST.



Subdivisions: Fairfield Boca
 Block 1163
 Flood Map # 4358
 Zoning 78-262 RA
 Quad # 3 B 24
 ZIP CODE 33433
 PUD NAME: Fairfield P.U.D.

Address officially changed officially by [unclear] of [unclear] Block 3, [unclear] Block 4, [unclear] Block 5, [unclear] Block 6 (FAIRFIELD DRIVE)

ADD. BY [unclear]
 CHECKED BY [unclear]

Ret. 78-262

62/114

0346-005

FAIRFIELD AT BOCA, PLAT No. 5 OF CEDAR GROVE P.U.D.