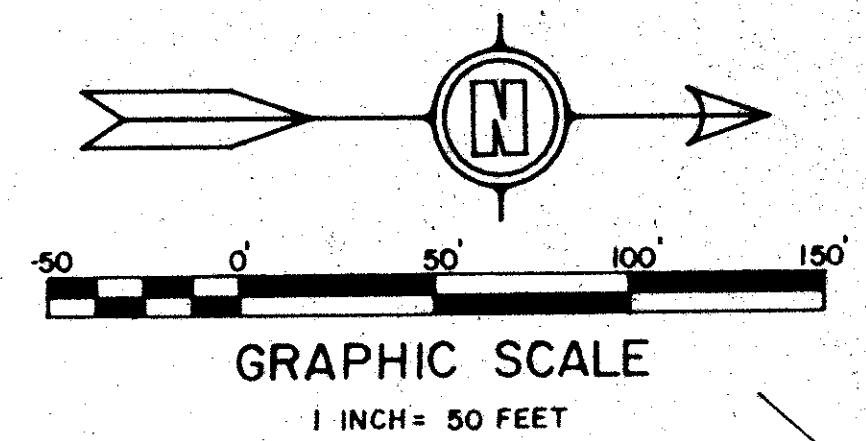


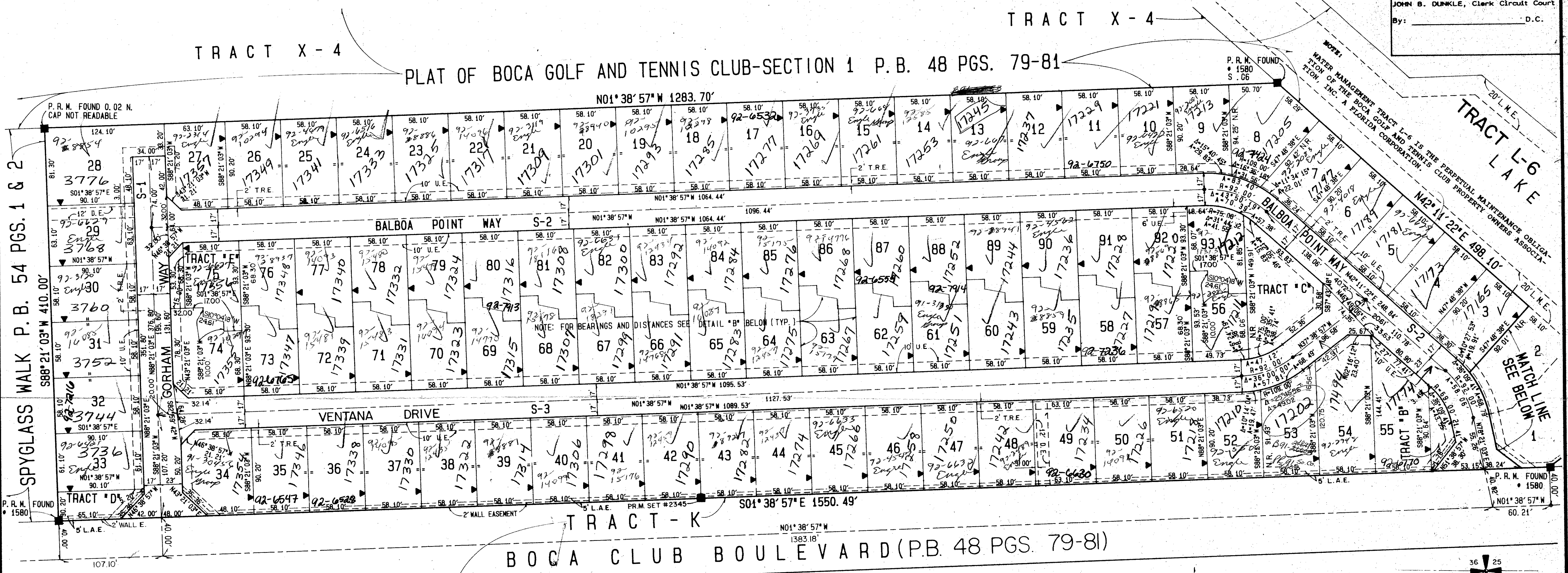
PLAT OF BALBOA POINT BOCA GOLF AND TENNIS CLUB, A P. U. D.

LYING IN THE WEST ONE HALF OF SECTION 31
TOWNSHIP 46 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, STATE OF FLORIDA
APRIL 1991 IN 2 SHEETS SHEET NO. 2

120

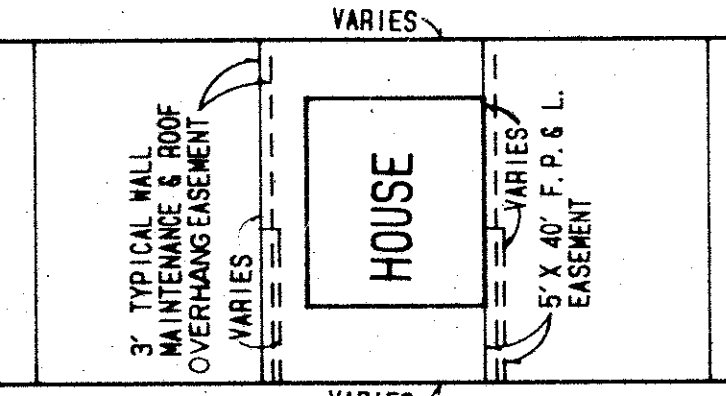


STATE OF FLORIDA 55
COUNTY OF PALM BEACH
This plat was filed for record at
A.M. this day of
1991 and duly recorded in Plat Book
No. on page
JOHN B. DUNKLE, Clerk Circuit Court
By: D.C.

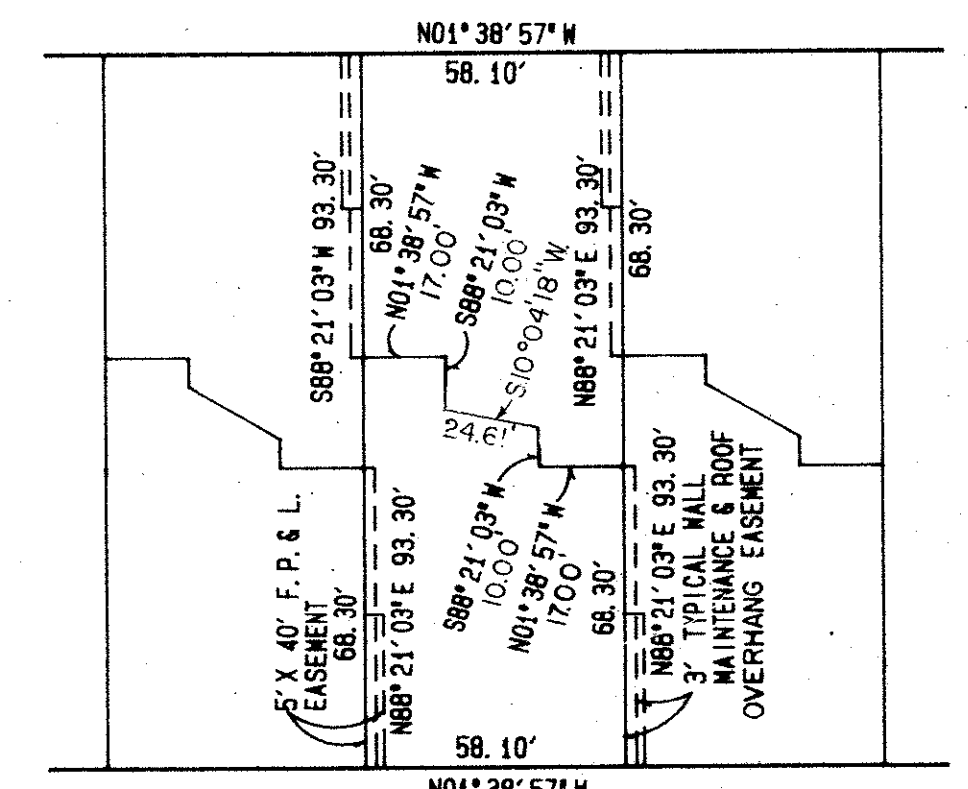


SUBDIVISION & PLAT OF BALBOA POINT
BOOK 68 PAGE 120
FLOOD ZONE AT-2
CLASS 22
RS
E 81-1
P.O. NAME BOCA GOLF & TENNIS
3/4/91

TAZ = 593



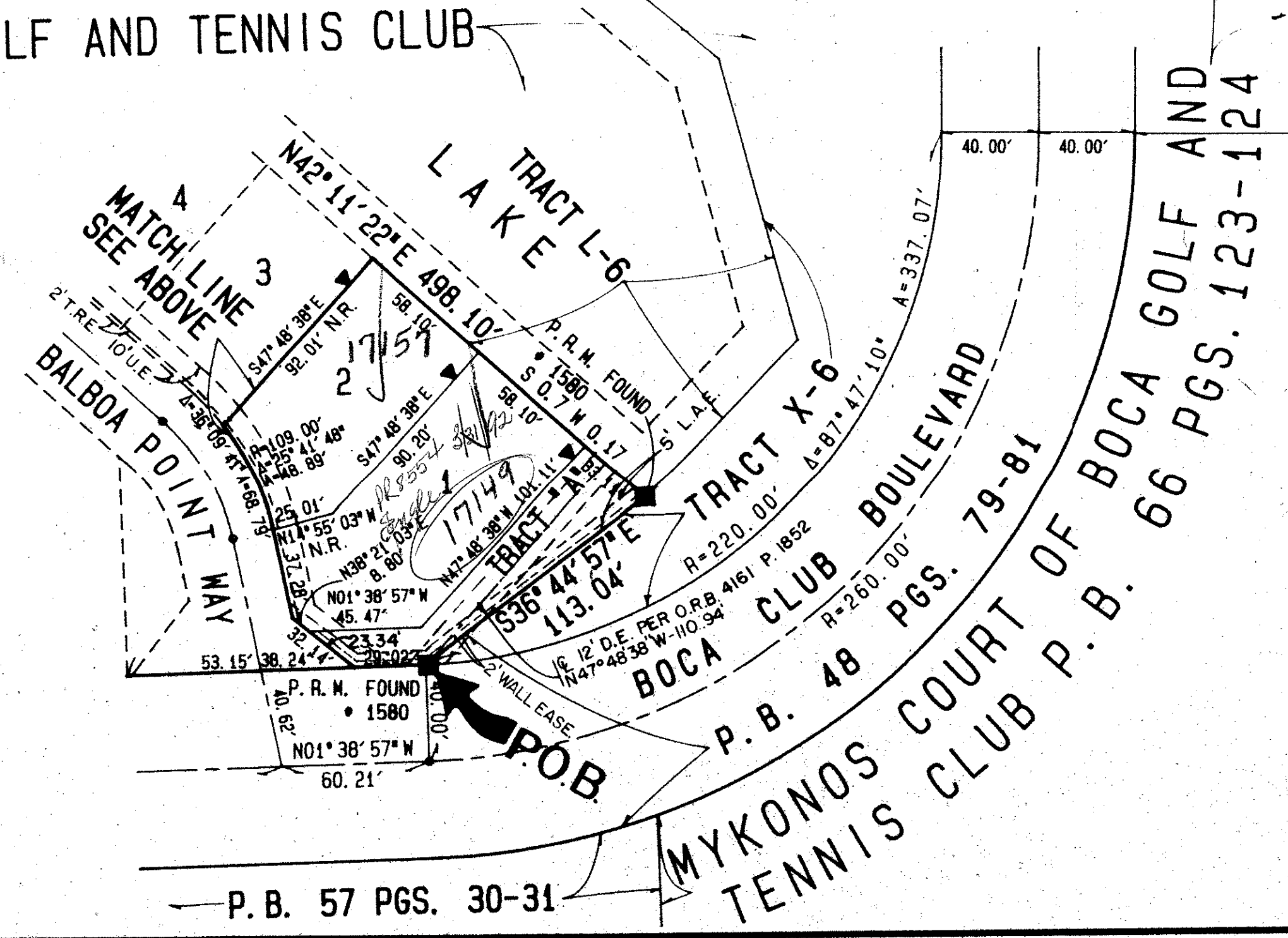
DETAIL "A"
N.T.S.
TYPICAL EASEMENTS WITHIN LOTS
(FROM LOT 1 TO LOT 55 INCLUSIVE)



DETAIL "B"
N.T.S.
TYPICAL SURVEY GEOMETRY OF "2" (FOOT) LOT LINES,
LOT 56 THROUGH LOT 93, INCLUSIVE

THE SURVEY GEOMETRY (DISTANCES AND BEARINGS) AS SHOWN ALONG THE "2" ZERO (0") LOT LINES CORRESPOND TO THOSE LOTS IN WHICH SAID SURVEY GEOMETRY DOES NOT APPEAR ON THE FACE OF THIS PLAT. THE 3.00 FEET IN WIDTH TYPICAL WALL MAINTENANCE, ROOF OVERHANG EASEMENT ALONG WITH THE 5.00 FEET IN WIDTH FLORIDA POWER AND LIGHT EASEMENT AS SHOWN WILL APPLY TO THE ABOVE ENUMERATED LOTS.

- LEGEND:**
- C.A.T.V. INDICATES CABLE TELEVISION
 - P.C.P.O. INDICATES PERMANENT CONTROL POINT
 - D.E. INDICATES DRAINAGE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
 - S.B. INDICATES SOUTHERN BELL
 - F.P. & L. INDICATES FLORIDA POWER AND LIGHT
 - L.M.E. INDICATES ZERO LOT LINE SIDE LAKE MAINTENANCE EASEMENT
 - T.R.E. TRAFFIC RECOVERY EASEMENT
 - N.R. NOT RADIAL
 - L.A.E. LIMITED ACCESS EASEMENT



0285-014
PET. 81-1
ALLOC. #0001
68/120

THIS INSTRUMENT PREPARED BY PEDRO B. MORALES IN THE OFFICES OF
F.R.S. & ASSOCIATES, 901 NORTHPOINT PARKWAY, SUITE 301, WEST PALM
BEACH, FLORIDA, (407) 478-7178

F. R. S. & ASSOCIATES
LAND SURVEYORS AND LAND PLANNERS
901 NORTHPOINT PARKWAY, SUITE 301
WEST PALM BEACH, FLORIDA 33407 (407) 478-7178

SCALE: 1" = 50' APPROVED BY: PLOTTED BY:
DATE: PEDRO B. MORALES

PLAT OF BALBOA POINT
A, P. U. D.
IN 2 SHEETS SHEET NO. 2

JOB NO.
91-S-06