

PART OF BOCA POINTE P.U.D.
REPLAT OF A PORTION OF EL DORADO COURT
 A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF LOTS 16 THRU 32, LOTS 34 THRU 36 AND LOTS 41 THRU 47 OF EL DORADO COURT
 AS RECORDED IN PLAT BOOK 51, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

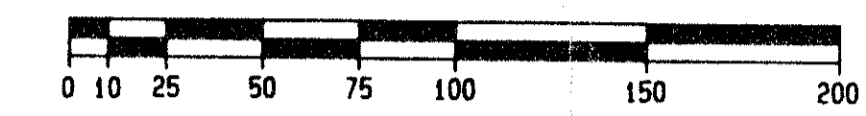
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

DECEMBER 1991

SHEET 3 OF 3



NOTES:

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. ALL PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S05°14'33"W ALONG THE EAST LINE OF EL DORADO COURT AS RECORDED IN PLAT BOOK 51, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NO BUILDINGS OR ANY KIND OF STRUCTURES SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDING FOR WATER AND SEWER.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR WATER AND SEWER, SHALL BE WITH APPROVAL OF ALL OCCUPYING UTILITIES.

BUILDING SETBACKS SHALL BE CURRENT ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LEGEND:
- CL CENTERLINE
 - ARC LENGTH REFERS TO CURVE TABLE
 - PERMANENT REFERENCE MONUMENT
 - EXISTING PERMANENT REFERENCE MONUMENT
 - PRM NUMBER 1141
 - EPCP EXISTING PERMANENT CONTROL POINT NUMBER 1141
 - UE UTILITY EASEMENT
 - LAE LIMITED ACCESS EASEMENT
 - DE DRAINAGE EASEMENT
 - O.F.B. OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - * NON-RADIAL COURSE
 - [7.700] INDICATES AREA OF LOT IN SQUARE FEET
 - [] DENOTES UTILITY EASEMENT VACATED

ALL OF EASEMENTS ARE EXISTING PER RECORDED PLAT AND/OR OFFICIAL RECORD BOOK EXCEPT THOSE DENOTED ***

** EASEMENTS PER PLAT BOOK 51, PAGES 129 AND 130

CURVE TABLE

Curve #	Radius	Delta	Length	Tangent	Chord/Bearing
C1	135.83'	48°08'39"	114.13'	60.68'	110.81' S13-15-40.5W
C2	135.83'	24°05'38"	57.12'	28.99'	56.70' S25-17-11.0W
C3	135.83'	22°58'28"	54.46'	27.60'	54.10' N01-45-08.0E
C4	135.83'	1°04'35"	2.55'	1.28'	2.55' N10-16-22.5W
C5	71.87'	26°36'05"	33.37'	16.99'	33.07' N02-29-23.5E
C6	94.95'	15°45'27"	26.11'	13.14'	26.03' S13-07-16.5W
C7	50.00'	45°53'30"	40.12'	21.21'	39.05' N28-13-48.0E
C8	50.00'	19°14'25"	16.79'	8.47'	16.71' N14-51-45.5E
C9	50.00'	26°44'05"	23.33'	11.88'	23.12' N37-51-00.5E
C10	41.87'	31°48'39"	23.25'	11.97'	22.95' N05-05-40.5E
C11	41.87'	21°50'39"	15.97'	8.08'	15.87' N00-06-40.5E
C12	41.87'	9°58'00"	7.28'	3.65'	7.27' N16-01-00.0E
C13	124.95'	15°45'27"	34.36'	17.29'	34.26' S13-07-16.5W
C14	889.62'	1°43'38"	26.82'	13.41'	26.82' S35-21-49.0W
C15	75.00'	97°51'43"	128.10'	86.07'	113.09' S54-10-24.5W
C16	75.00'	52°45'58"	69.07'	37.20'	66.66' N31-37-32.0E
C17	75.00'	45°05'45"	59.03'	31.14'	57.52' S80-33-23.5W
C18	127.40'	17°57'29"	39.93'	20.13'	39.77' N67-54-59.5W
C19	127.40'	4°34'17"	10.16'	5.08'	10.16' N74-36-38.5W
C20	127.40'	13°23'12"	29.77'	14.95'	29.70' N65-37-51.0W
C21	128.40'	14°57'40"	33.53'	16.85'	33.43' N66-25-05.0W
C22	128.40'	9°34'40"	21.46'	10.76'	21.44' N63-43-35.0W
C23	128.40'	5°23'50"	12.07'	6.04'	12.06' S71-12-25.0E
C24	136.00'	55°40'00"	131.16'	71.28'	126.06' S53-33-00.0E
C25	113.40'	22°26'45"	44.42'	22.50'	44.14' S70-09-37.5E
C26	142.40'	17°57'29"	44.64'	22.50'	44.45' N67-54-59.5W
C27	90.00'	97°51'43"	153.72'	103.28'	135.71' N54-10-24.5E
C28	109.95'	15°45'27"	30.24'	15.22'	30.14' N13-07-16.5E
C29	56.87'	31°48'39"	31.57'	16.21'	31.17' N05-05-40.5E
C30	150.83'	48°08'39"	126.74'	67.38'	123.04' S13-15-40.5W
C31	148.22'	45°00'27"	116.43'	61.41'	113.46' S11-41-34.5E
C32	42.44'	76°29'07"	56.66'	33.45'	52.54' N00-54-33.5W
C33	34.34'	73°20'59"	43.96'	25.57'	41.02' S02-28-39.5E
C34	1057.70'	2°17'32"	42.31'	21.16'	42.31' N43-54-23.0E
C35	1057.70'	8°15'37"	152.49'	76.37'	152.36' N38-37-48.5E
C36	849.62'	29°47'00"	441.65'	225.93'	436.69' S49-23-30.0W
C37	71.87'	5°12'34"	6.53'	3.27'	6.53' S18-23-43.0W

TAZ = 680

Subdivision: Replat of portion of El Dorado Court
 BOOK 70 PAGE 99
 FLOOD MAP # 24013
 ZONING RS
 QUAD # 54
 ZIP CODE 33473
 PID NAME BOCA POINTE
 28137112

CLUBHOUSE TRACT
 BOCA POINTE NO. 1
 PLAT BOOK 42, PAGES 141 - 143

20' U.E. VACATED PER O.R.B. 5104, PG. 1788-1790 AND REPLACED BY 5' U.E. PER THIS PLAT ***

TRACT O

THIS INSTRUMENT WAS PREPARED BY:
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PET. 73-85E
 SFD'S \$1192.00 PER UNIT
 MULTI \$909.00 PER UNIT

0211-038
 REPLAT OF A PORTION OF EL DORADO COURT 70/99