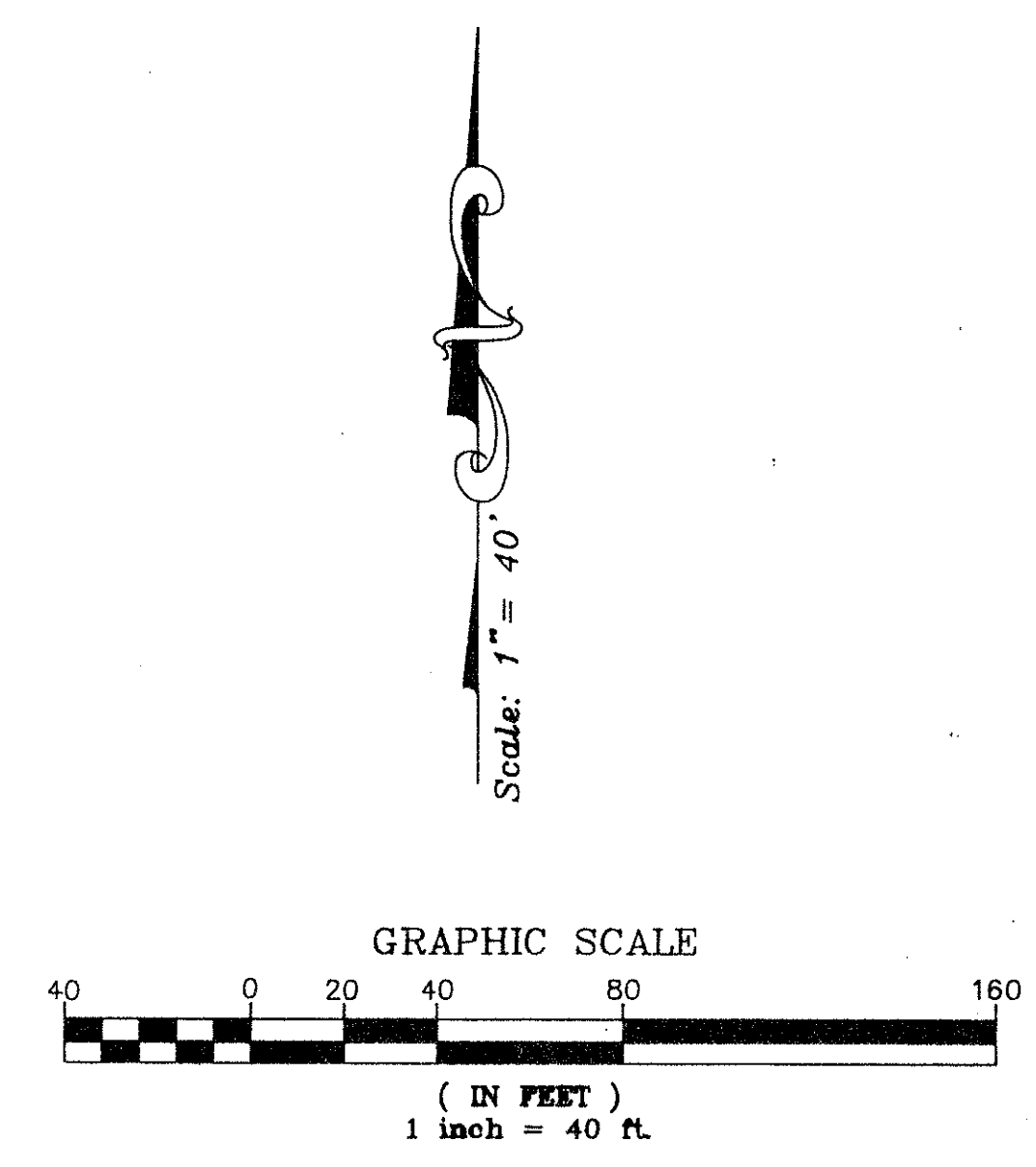
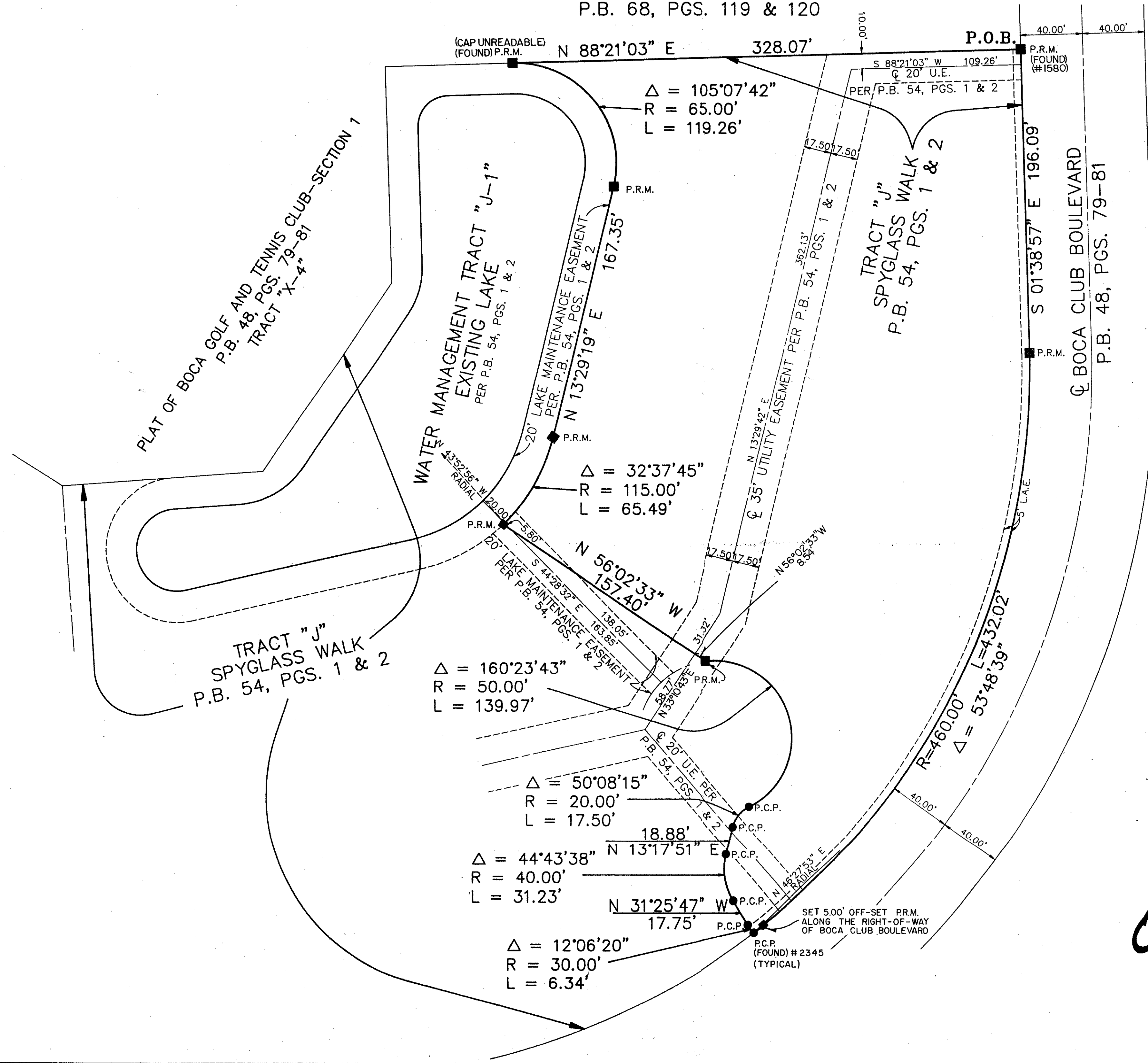


THE PLAT OF EASTBROOKE BOCA GOLF AND TENNIS CLUB, A P.U.D.
 BEING A REPLAT OF A PORTION OF TRACT "J" OF THE PLAT OF SPYGLASS WALK
 AS RECORDED IN PLAT BOOK 54, PAGES 1 AND 2
 LYING IN THE WEST ONE HALF OF SECTION 31, TOWNSHIP 46 EAST, RANGE 43 EAST,
 PALM BEACH COUNTY, STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF PALM BEACH SS
 This plat was filed for record at _____ this _____ day at _____ 19____ and duly recorded in Plat Book No _____ on page _____
 DOROTHY H. WILKEN, Clerk Circuit Court
 By: _____

PLAT OF BALBOA POINT BOCA GOLF AND TENNIS CLUB, A P.U.D.
 P.B. 68, PGS. 119 & 120



NOTE:
 A 10' UTILITY, 12' DRAINAGE, AND 25' ACCESS EASEMENTS AS SHOWN ON THE PLAT OF SPYGLASS WALK, PLAT BOOK 54, PAGES 1 AND 2, HAVE BEEN ABANDONED AS RECORDED IN OFFICIAL RECORD BOOK 7329, PAGE 458 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- LEGEND:
- P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - P.B. = PLAT BOOK
 - PGS. = PAGES
 - I.ROD = IRON ROD
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT (TRACT J)

PET. 81-1
 ALLOC. #0001
 5/3/21

0285-017

SHEET 2 OF 3 70/185

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

SCALE: 1"=40'	APPROVED BY:	PLOTTED BY:
DATE: 10/15/22		DAVID L. SMITH
THE PLAT OF EASTBROOKE BOCA GOLF AND TENNIS CLUB, A P.U.D. BEING A REPLAT OF A PORTION OF TRACT "J" OF THE PLAT OF SPYGLASS WALK		JOB NUMBER: 81-S-12

BOOK 70
 FLOOD ZONE A7-12
 QUAD # 22
 ZONING R5
 ZIP CODE 33418 (33413)
 SUB NAME SPYGLASS
 same

T&Z = 593

REVISIONS	BY:	DATE: