

PART OF BOCA POINTE P.U.D.
EL DORADO COURT — SECOND REPLAT
 A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF LOTS 48 AND 49 AND TRACT A 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

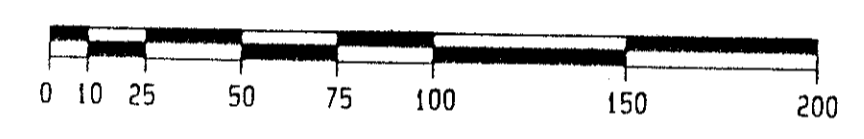
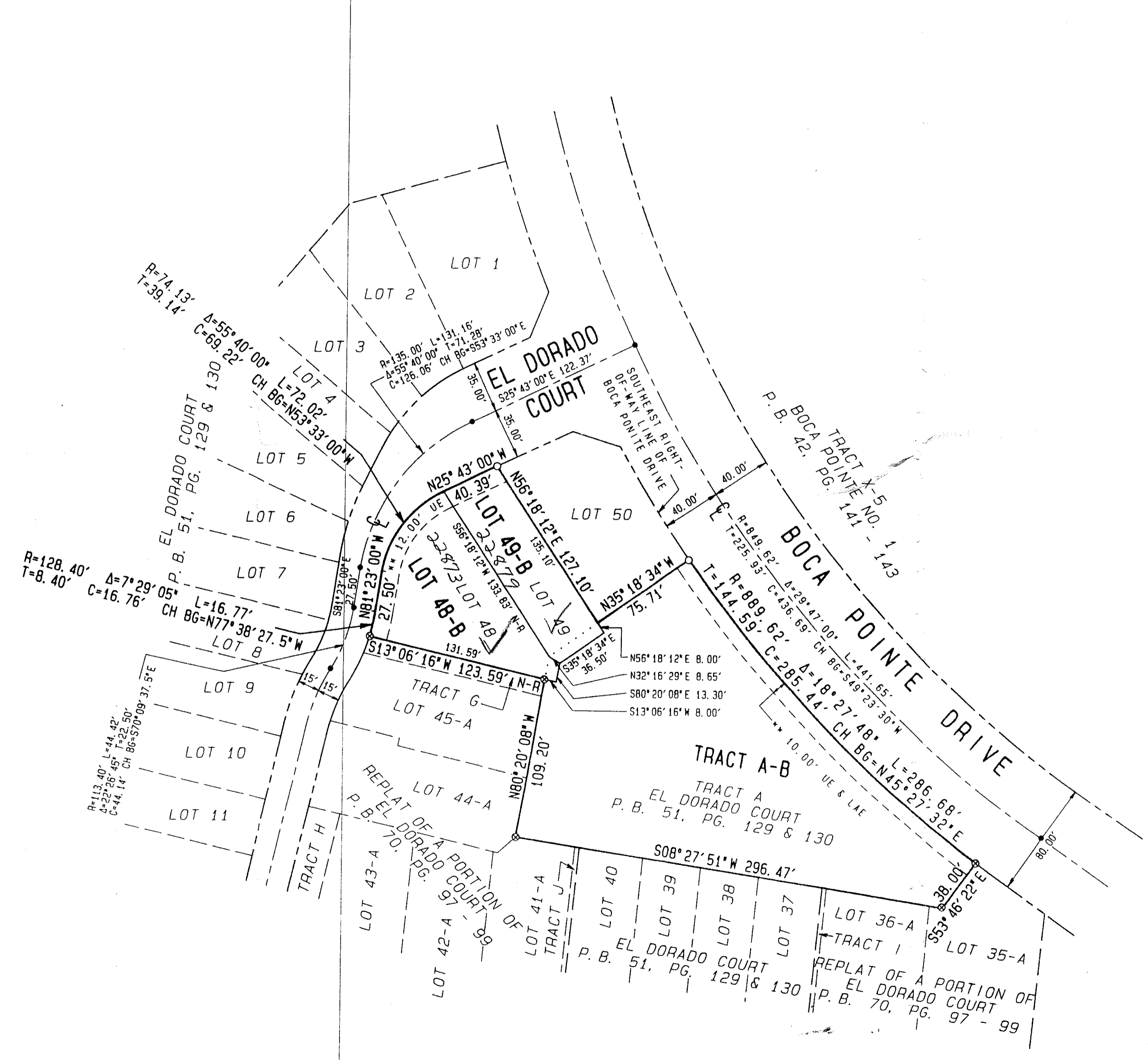
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1993

SHEET 3 OF 3



GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

AREA TABLE

	SQUARE FEET	ACRE
LOT 48-B :	8,581	0.197
LOT 49-B :	5,524	0.127
TRACT A-B :	38,310	0.879

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 S. 08° 27' 51" W. ALONG THE EAST LINE OF TRACT A 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
- R RADIUS
- L ARC LENGTH
- Δ DELTA
- T TANGENT
- C CHORD
- CH BG CHORD BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- ⊙ EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
- EPCP EXISTING PERMANENT CONTROL POINT NUMBER 1141
- ⊙ 1141 UTILITY EASEMENT
- UE LIMITED ACCESS EASEMENT
- P.B. PLAT BOOK
- PG. PAGE
- N-R NON-RADIAL COURSE
- ** DENOTES EASEMENTS PER PLAT BOOK 51 AND PAGES 129 AND 130

*PET. 73-85
 ROADS. \$1192.00 SFD
 \$909.00 PER UNIT-MULTI*

THIS INSTRUMENT WAS PREPARED BY :
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SUBDIVISION # EL DORADO COURT REPL 2
 BOOK 71 PAGE 138
 FLOOD ZONE A0-1 FLOOD MAP # 240B
 CHAD # 54 ZONING RS
 SE 73-85 ZIP CODE 33433
 PUD NAME BOCA POINTE

T&Z 680

0211-040

EL DORADO COURT - SECOND REPLAT 71/140