

# LAKES AT BOCA RATON - PARCEL K

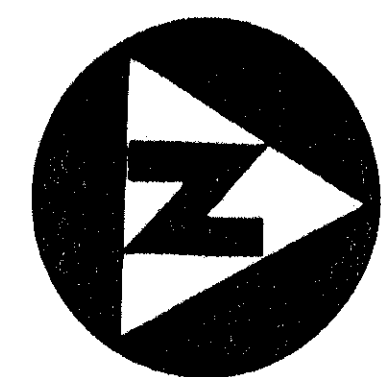
A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF PARCEL K-R, LAKES AT BOCA RATON - PHASE IV, PLAT BOOK 71, PAGES 193 & 194,  
SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1993

SHEET 2 of 3

388-011



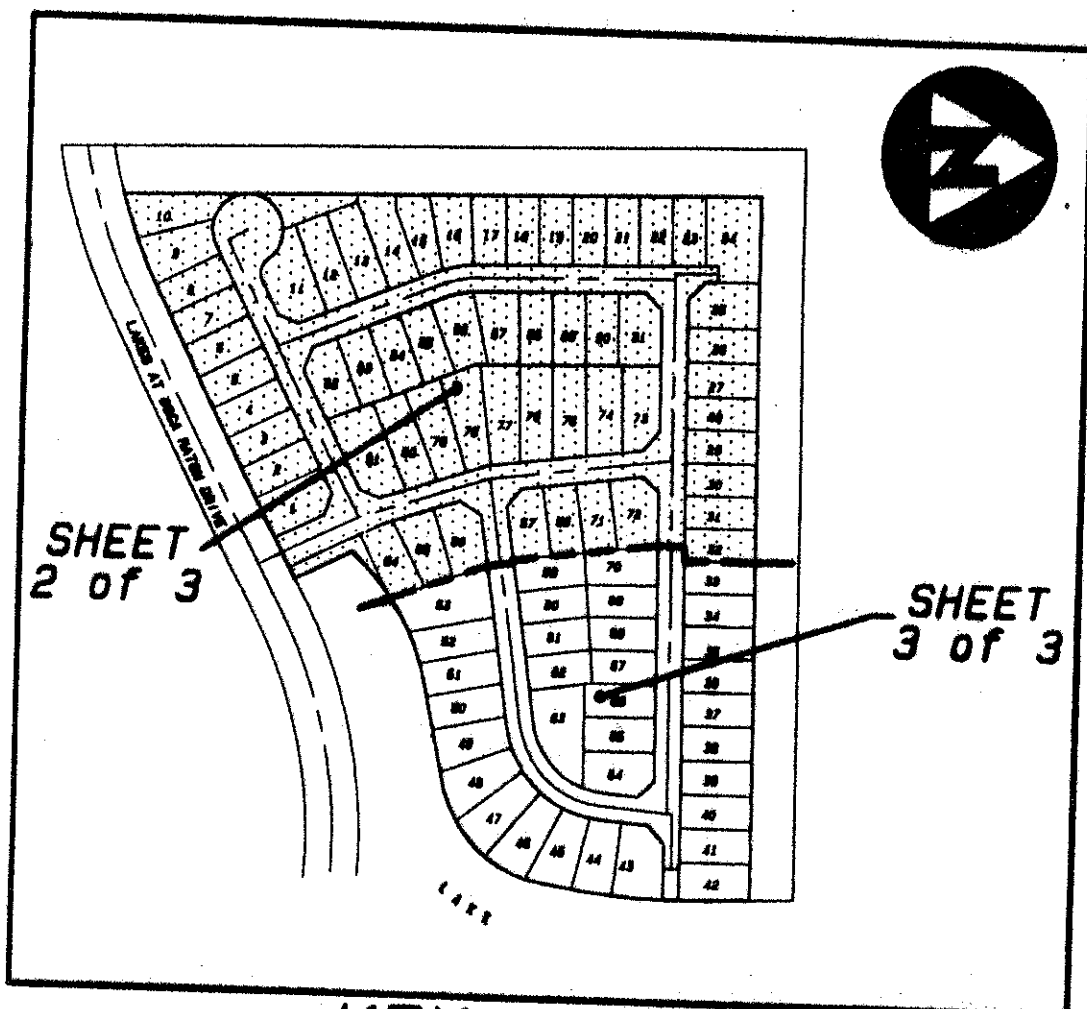
GRAPHIC SCALE  
IN FEET

LOTS 1-10

UTILITY CENTER  
Abandoned P.M. Also 74-1325  
0209113 19149  
N.U.E.

TRACT 55-R  
LAKES AT BOCA RATON - PHASE IV REPLAT  
(PLAT BOOK 71, PAGE 193, 194)

PET. 83-121A  
ALOC. #0001



KEY MAP  
(NOT TO SCALE)

- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCE 86-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY FACILITIES. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREON.

- SURVEYOR'S NOTES AND LEGEND:
- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF NORTH 01°31'26" WEST ALONG THE WEST LINE OF PARCEL K-R, LAKES AT BOCA RATON - PHASE IV REPLAT, AS RECORDED IN PLAT BOOK 71, PAGE 193.
  - IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
  - LINE WHICH INTERSECT CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
  - P.C.P. DENOTES PERMANENT CONTROL POINT
  - D.E. DENOTES DRAINAGE EASEMENT
  - R.O. & M. DENOTES ROOF OVERHANG AND MAINTENANCE
  - U.E. DENOTES UTILITY EASEMENT
  - PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT NO. 2424
  - PERMANENT CONTROL POINT CARRIAGE BOLT AND WASHER NO. 2424
  - DENOTES ZERO LOT LINE



LAKES AT BOCA RATON - PHASE IV REPLAT  
(PLAT BOOK 71, PAGE 193, 194)

MATCH LINE  
(SEE SHEET 3 of 3)

MATCH LINE  
(SEE SHEET 3 of 3)

(SEE SHEET 3 of 3)

PARCEL K  
PAGE 11  
FLOOD HAZARD MAP  
ZONING RTS  
SE 83-121  
SUB NAME LAKES AT BOCA RATON

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

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RECORD PLAT			
LAKES AT BOCA RATON - PARCEL K			
DWN	FB	DATE 7-19-93	NO. # P153
CKD	FILE P153P-2	SCALE 1"=40'	SHEET 2 OF 3

0388-011

72/12