

THE SHORES AT BOCA RATON PHASE I PUD

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

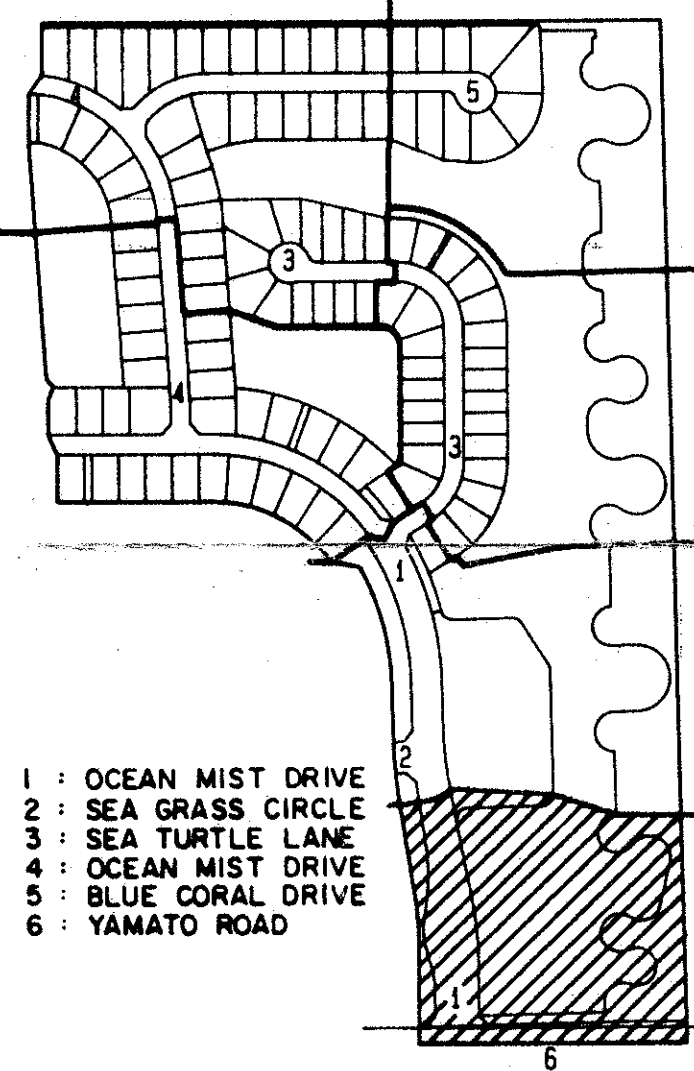
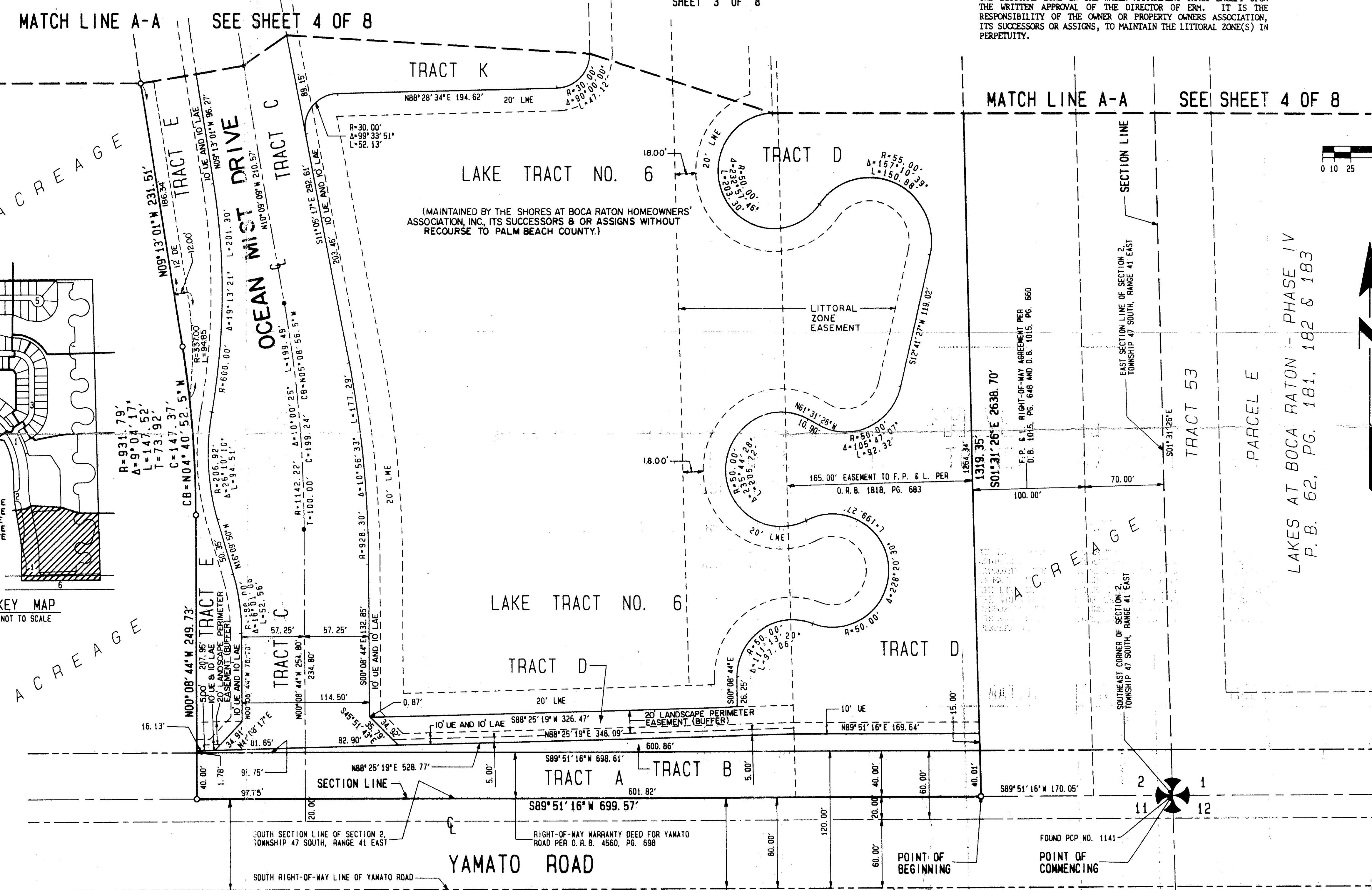
BOCA RATON, FLORIDA

SEPTEMBER 1993

SHEET 3 OF 8

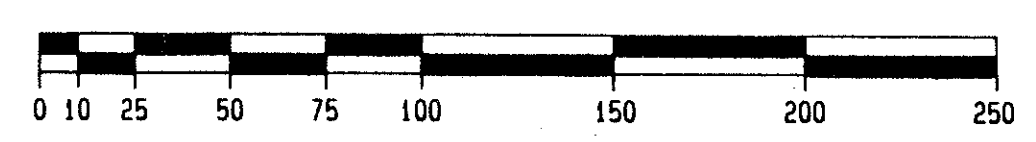
IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE(S) IN PERPETUITY.

NOTE:
ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.
* → DENOTES NON-RADIAL



KEY MAP
NOT TO SCALE

- 1 : OCEAN MIST DRIVE
- 2 : SEA GRASS CIRCLE
- 3 : SEA TURTLE LANE
- 4 : OCEAN MIST DRIVE
- 5 : BLUE CORAL DRIVE
- 6 : YAMATO ROAD



GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

*PET. 92-56
ALLOC. #0001
5/3/3/M*

NOTES:

- ALL PPM'S WERE SET UNLESS NOTED OTHERWISE. PPM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S. 89° 51' 16" W. ALONG THE SOUTH SECTION LINE OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

LEGEND:

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD
- CB CHORD BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LSE LIFT STATION EASEMENT
- ROE ROOF OVERHANG EASEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG. PAGE
- F.P. & L. FLORIDA POWER AND LIGHT
- 170 LOT NUMBER
- LAE LIMITED ACCESS EASEMENT

DESCRIPTION	SQUARE FEET
TRACT A	27,964
TRACT B	6,982
TRACT C	346,632
TRACT D	409,552
TRACT E	24,601
TRACT K	131,976
LAKE TRACT NO. 6	883,974

THIS INSTRUMENT WAS PREPARED BY:
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SUBMITTED TO: Shores @ Boca Raton
 BOOK 72
 PAGE 171
 FLOOD MAP # 10015
 G.U.A. # 68
 ZONING RT5
 ZIP CODE 33434
 0133 UNIT SOURCE
 TAE
 2/27/11

BOCA GREENS PARK
P. B. 36, PG. 62

TRACT 1
FLORIDA FRUITLANDS COMPANY'S
SUBDIVISION NUMBER 2
P. B. 1, PG. 102

0624-001 72/171
THE SHORES AT BOCA RATON PHASE I