

# THE SHORES AT BOCA RATON PHASE II 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

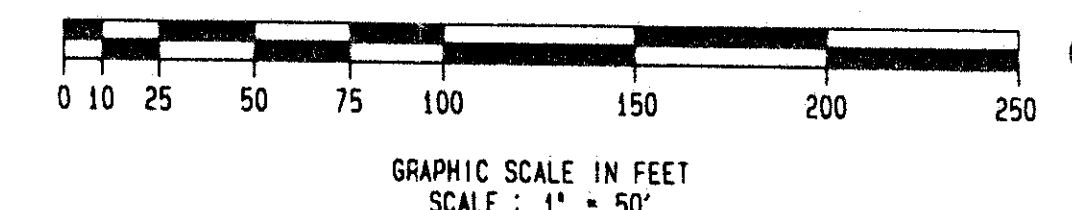
BOCA RATON, FLORIDA

DESCRIPTION	SQUARE FEET	DESCRIPTION	SQUARE FEET
TRACT 0	141,511	LOT 83	13,612
TRACT 1	2,515	LOT 97	6,635
TRACT 2	2,689	LOT 98	7,216
TRACT 3	2,804	LOT 99	7,496
TRACT 4	1,150	LOT 100	7,307
LAKE TRACT NO. 1	124,588	LOT 101	6,396
LAKE TRACT NO. 2	242,143	LOT 102	9,042
LOT 1	6,614	LOT 103	6,549
LOT 2	6,331	LOT 104	7,015
LOT 3	6,325	LOT 105	6,549
LOT 4	6,325	LOT 106	6,549
LOT 5	7,669	LOT 107	6,549
LOT 6	7,729	LOT 108	6,549
LOT 7	7,674	LOT 109	6,549
LOT 8	6,703	LOT 110	6,874
LOT 9	6,805	LOT 111	6,442
LOT 10	6,805	LOT 112	7,026
LOT 11	6,805	LOT 113	8,160
LOT 12	6,805	LOT 114	6,341
LOT 13	6,743	LOT 115	6,341
LOT 14	6,328	LOT 116	6,341
LOT 15	6,328	LOT 117	6,341

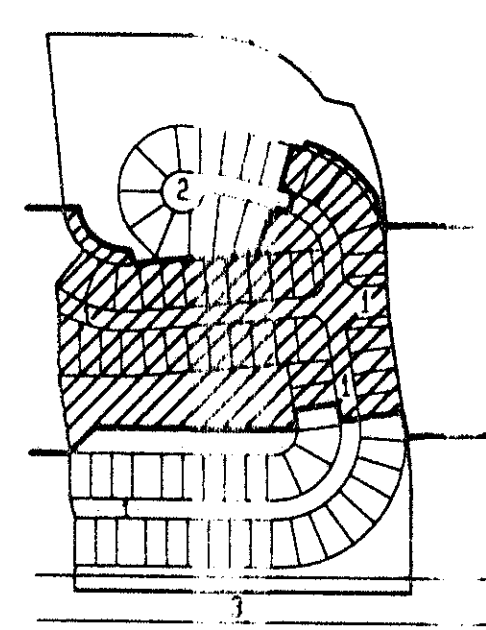
OCTOBER 1993

SHEET 4 OF 5

LAKE TRACT NO. 2



PET. 97-56  
#0001  
5/3/3/M



1: SEA GRASS CIRCLE  
2: SANDYSHELL WAY  
3: YAMATO ROAD

KEY MAP  
NOT TO SCALE

(MAINTAINED BY THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY)

THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, JR.  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (407) 395-3333

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

NOTES:  
ALL P.M.'S WERE SET UNLESS NOTED OTHERWISE. P.M.'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 ENCROACHMENTS.

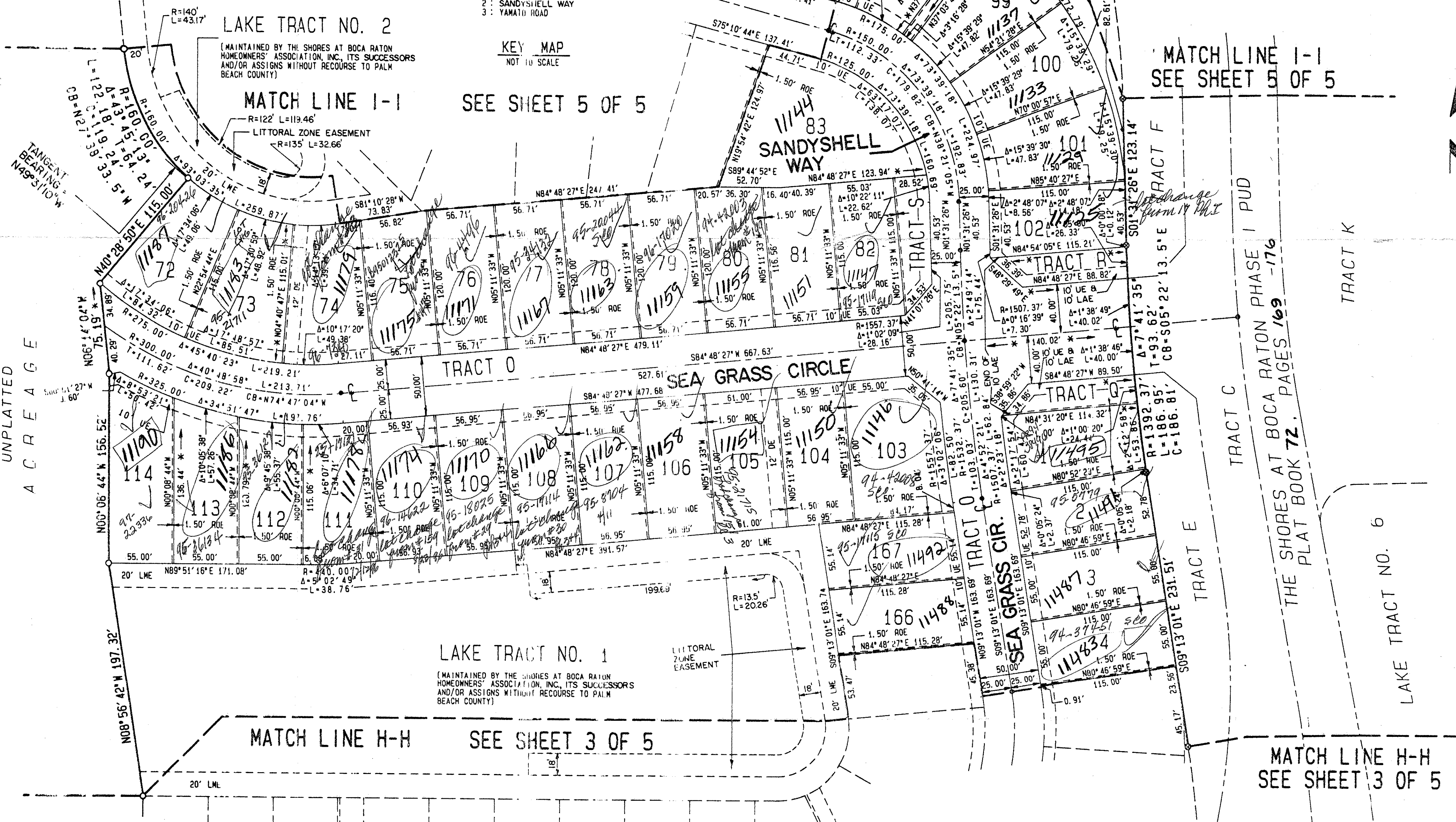
BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

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.

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, SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE(S) IN PERPETUITY.

- LEGEND:
- C CENTERLINE
  - R RADIUS
  - A ARC LENGTH
  - Δ DELTA OR CENTRAL ANGLE
  - T TANGENT
  - C CHORD
  - CB CHORD BEARING
  - N NORTH
  - E EAST
  - S SOUTH
  - W WEST
  - P.M. PERMANENT REFERENCE MONUMENT
  - P.M. PERMANENT CONTROL POINT
  - ⊙ E.P.M. EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
  - ⊙ E.P.C.P. EXISTING PERMANENT CONTROL POINT NUMBER 1141
  - U UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - LAE LIMITED ACCESS EASEMENT
  - LME LAKE MAINTENANCE EASEMENT
  - LMAE LAKE MAINTENANCE ACCESS EASEMENT
  - ROE ROOF OVERHANG EASEMENT
  - P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - D.B. DEED BOOK
  - P.G. PAGE
  - F.P. & L. FLORIDA POWER AND LIGHT LOT NUMBER



UNPLATTED  
ACREAGE

LAKE TRACT NO. 2  
LAKE TRACT NO. 1

MATCH LINE I-1  
SEE SHEET 5 OF 5

MATCH LINE H-H  
SEE SHEET 3 OF 5

MATCH LINE I-1  
SEE SHEET 5 OF 5

MATCH LINE H-H  
SEE SHEET 3 OF 5



THE SHORES AT BOCA RATON PHASE II  
SUBDIVISION # RATION PHASE II  
BOOK 73 PAGE 172  
FLOOD MAP # 1008  
QUAD # 68 ZONING PUD  
SE 2-56 ZIP CODE 33434

0624-002  
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