

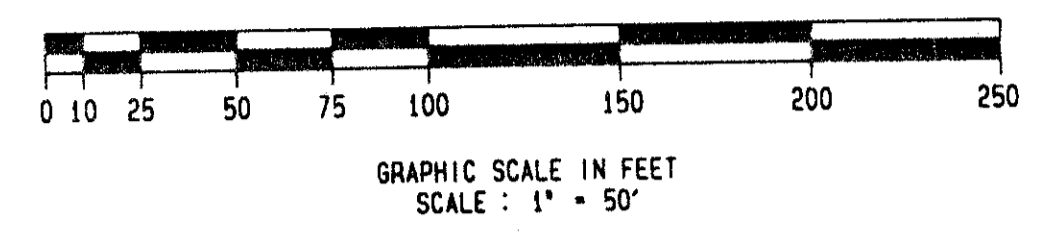
THE SHORES AT BOCA RATON PHASE II PUD

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

OCTOBER 1993

SHEET 5 OF 5

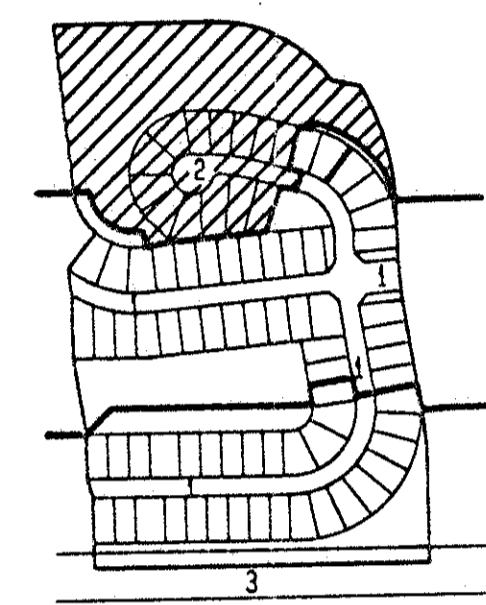
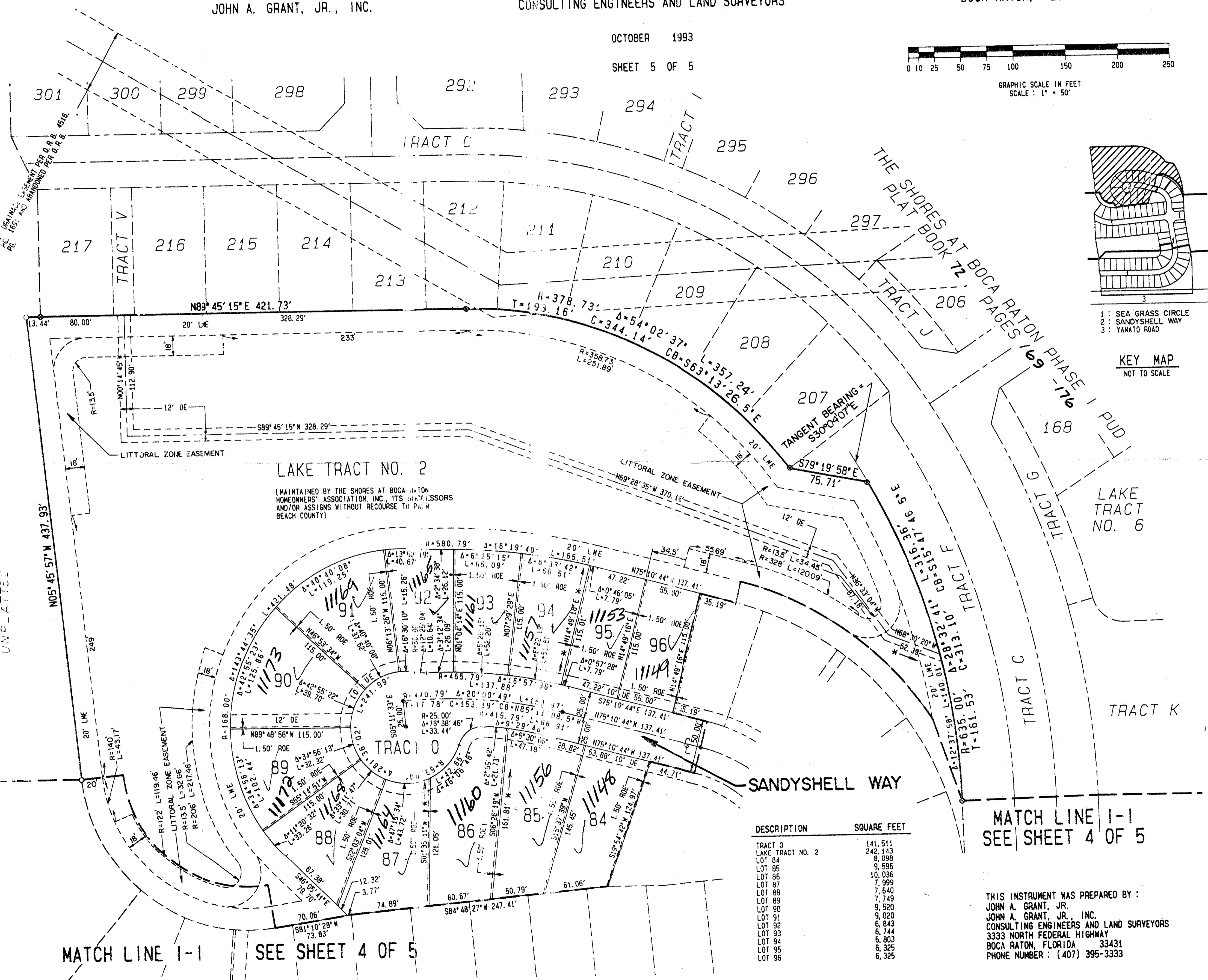


NOTE:
ALL LINES INTERSECTING CURVES ARE
RADIAL UNLESS DENOTED OTHERWISE.
* DENOTES NON-RADIAL.

*Ret. 92-56
#0001
5/3/3/M*

ACREAGE UNPLATTED

ACREAGE UNPLATTED



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

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' 18" 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.

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.

LEGEND:

- C CENTERLINE
- R RADIUS
- L 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.C.P. PERMANENT CONTROL POINT
- ⊙ E.P.M. EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
- ⊙ E.P.C.P. EXISTING PERMANENT CONTROL POINT NUMBER 1141
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- R.O.E. 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
- 90 LOT NUMBER

DESCRIPTION	SQUARE FEET
TRACT 0	141,511
LAKE TRACT NO. 2	242,143
LOT 84	8,096
LOT 85	9,596
LOT 86	10,036
LOT 87	7,999
LOT 88	7,640
LOT 89	7,749
LOT 90	9,520
LOT 91	9,020
LOT 92	6,843
LOT 93	6,744
LOT 94	6,803
LOT 95	6,325
LOT 96	6,325

MATCH LINE 1-1
SEE SHEET 4 OF 5

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

SUBDIVISION: THE SHORES AT BOCA RATON PHASE II
BOOK: 73
PAGE: 123
FLOOD MAP: 100B
ZONING: PUD
QUAD: 68
92-56
E.P. NAME: same
2150

T42-88J

MATCH LINE 1-1
SEE SHEET 4 OF 5

0624-002

THE SHORES AT BOCA RATON PHASE II 73/123