

# THE SHORES AT BOCA RATON PHASES III AND IV PUD

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

43

PET. 92.56  
ALLOC. # 0001  
5/3/81M

ACREAGE  
UNPLATTED

JOHN A. GRANT, JR., INC.

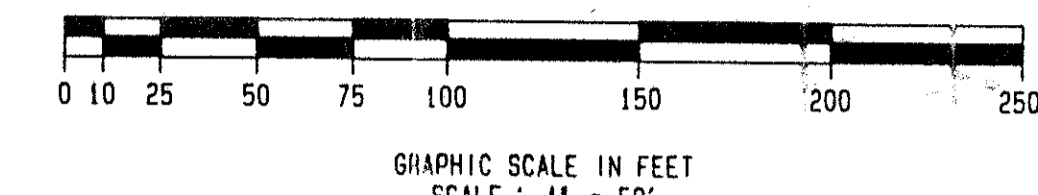
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MARCH 1994

SHEET 3 OF 6

BOCA CHASE - TRACT 9B  
P. B. 62, PG. 38, 39 & 40  
TRACT G



DESCRIPTION	SQUARE FEET
TRACT B-1	77,972
TRACT E-1	2,400
TRACT X	185,798
TRACT Y	162,137
LAKE TRACT NO. 3	121,353
LOT 234	9,426
LOT 235	9,632
LOT 236	9,632
LOT 237	9,426
LOT 238	9,426
LOT 239	9,780
LOT 240	9,557
LOT 241	16,948
LOT 242	11,893
LOT 243	9,221
LOT 244	9,455
LOT 245	9,400
LOT 246	9,400
LOT 247	9,400
LOT 248	9,400
LOT 249	9,400
LOT 250	9,400
LOT 251	9,452
LOT 307	9,400
LOT 308	9,400
LOT 309	9,400
LOT 310	9,400
LOT 311	9,400
LOT 312	7,753
LOT 313	9,539
LOT 330	9,400
LOT 331	9,400
LOT 332	9,400
LOT 333	9,400
LOT 334	9,400
LOT 335	9,400
LOT 336	10,289
LOT 337	9,441
LOT 338	9,640
LOT 339	9,233
LOT 340	9,885
LOT 341	9,429
LOT 342	9,434
LOT 343	9,440
LOT 344	9,446

NOTES:

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N. 89° 45' 15" E. ALONG THE EAST-WEST QUARTER 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.

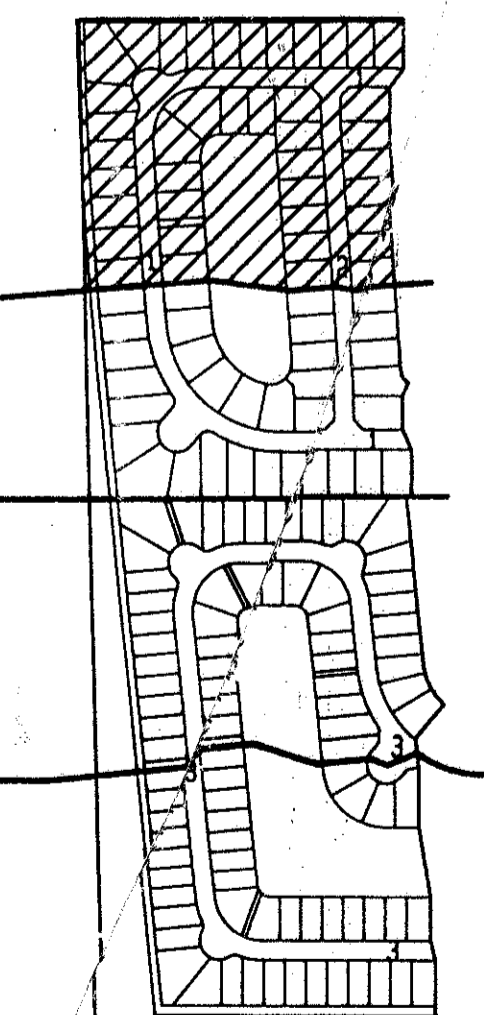
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE 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
- CB CHORD
- CB CHORD BEARING
- N NORTH
- S SOUTH
- E EAST
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
- EPCP EXISTING PERMANENT CONTROL POINT NUMBER 1141
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LZE LITTORAL ZONE EASEMENT
- ROE ROOF OVERHANG EASEMENT
- P.B. PLAY BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- P.G. PAGE
- F & L. FLORIDA POWER AND LIGHT
- 325 LOT NUMBER

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



MATCH LINE J-J  
SEE SHEET 4 OF 6

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

MATCH LINE J-J  
SEE SHEET 4 OF 6

0624-003

74/43

## THE SHORES AT BOCA RATON PHASES III & IV

The Shores @ Boca Raton  
SUBDIVISION Ph. 3 & 4  
BOOK 74 PAGE 43  
FLOOD ZONE A0-1  
QUAD 68  
SE 92-56  
PUD NAME SAME  
ZIP CODE 33498

TAZ-881