

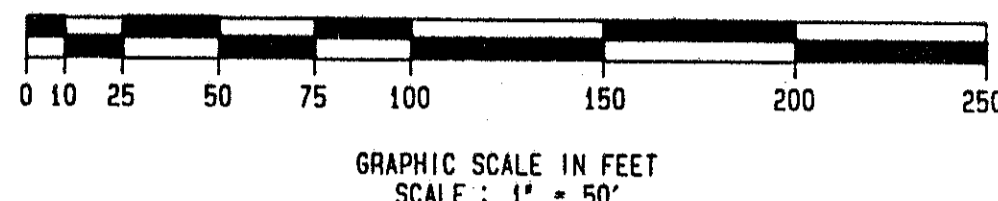
THE SHORES AT BOCA RATON PHASES III AND IV PUD

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

MARCH 1994
SHEET 6 OF 6

JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

45
RET. 92-56
ALOC # 0001
5/3/3/M

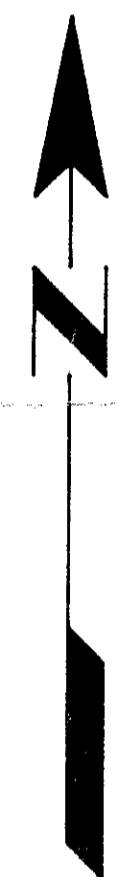


NOTE:
ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.
* - DENOTES NON-RADIAL

MATCH LINE L-L
SEE SHEET 5 OF 6

DESCRIPTION	SQUARE FEET
TRACT B-1	77,972
TRACT M	28,876
TRACT X	185,798
TRACT Y	146,500
LAKE TRACT NO. 1-A	205,021
LOT 22	6,600
LOT 23	6,600
LOT 24	6,600
LOT 25	6,600
LOT 26	6,600
LOT 27	6,600
LOT 28	6,600
LOT 29	6,600
LOT 30	6,729
LOT 31	7,057
LOT 32	6,600
LOT 33	6,600
LOT 34	6,592
LOT 35	6,647
LOT 36	6,328
LOT 37	6,325
LOT 38	6,325
LOT 39	6,325
LOT 40	6,325
LOT 41	6,325
LOT 42	6,325
LOT 43	6,325
LOT 44	6,325
LOT 45	6,325
LOT 46	6,325
LOT 47	6,325
LOT 48	6,325
LOT 49	6,325
LOT 50	6,325
LOT 51	6,325
LOT 52	6,325

ACREAGE UNPLATTED



NO. 1 25' 48" N. 2534.31'
1317.15'

TRACT X

TRACT B-1

TRACT Y

TRACT O

TRACT P

TRACT M

TRACT W

TRACT V

TRACT U

TRACT T

TRACT S

TRACT R

TRACT Q

TRACT N

TRACT K

TRACT J

TRACT I

TRACT H

TRACT G

TRACT F

TRACT E

TRACT D

TRACT C

TRACT A

TRACT Z

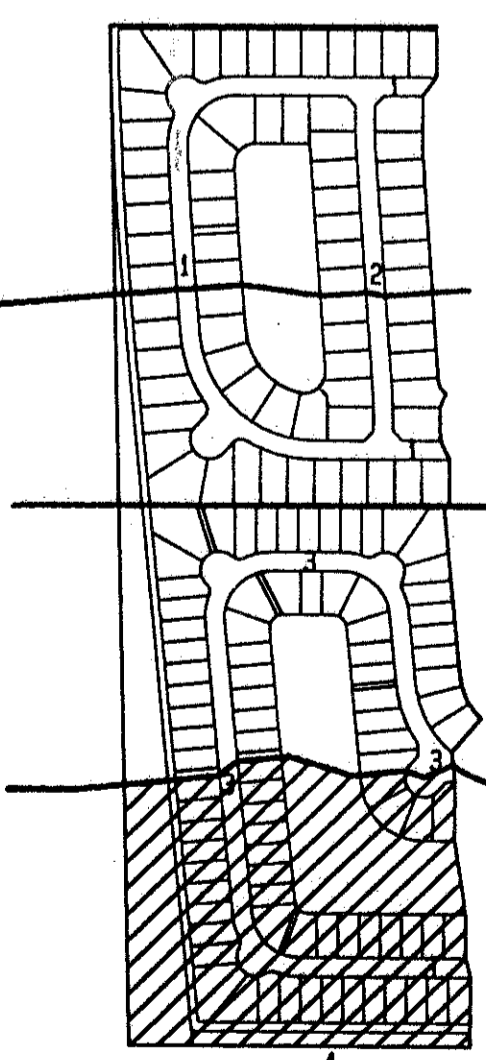
TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE



KEY MAP
NOT TO SCALE

TRACT 17
FLORIDA FRUIT
LANDS COMPANY, S
SUBDIVISION NO. 5
P. B. 1, PG. 102

RIGHT-OF-WAY WARRANTY DEED FOR YAMATO ROAD PER D. R. B. 4560, PG. 698

SOUTH SECTION LINE OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SOUTH RIGHT-OF-WAY LINE OF YAMATO ROAD

NORTH 80' OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST FOR LAKE NORTH DRAINAGE DISTRICT PER D. R. B. 2979, PG. 344 AND D. R. B. 2546, PG. 1875

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

RIGHT-OF-WAY WARRANTY DEED FOR YAMATO ROAD PER D. R. B. 4560, PG. 698

QUIT-CLAIM DEED BETWEEN THE LAKE NORTH DRAINAGE DISTRICT AND PALM BEACH COUNTY PER D. R. B. 6800, PG. 415

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

FOUND PCP NO. 1141
POINT OF COMMENCING

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

LAKE TRACT NO. 1-A
(MAINTAINED BY THE SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY)

LAKE TRACT NO. 1
THE SHORES AT BOCA RATON PHASE I PUD
P. B. 73, PG. 119-123

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 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.
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 ERW. 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
 - W WEST
 - E EAST
 - 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. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - D.B. DEED BOOK
 - P.G. PAGE
 - F.P. & L. FLORIDA POWER AND LIGHT
 - 150 LOT NUMBER

0624-003 74/45

THE SHORES AT BOCA RATON PHASES III & IV