

BOCA PRESERVE

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF PORTIONS OF TRACTS 5 AND 6 OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, DADE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

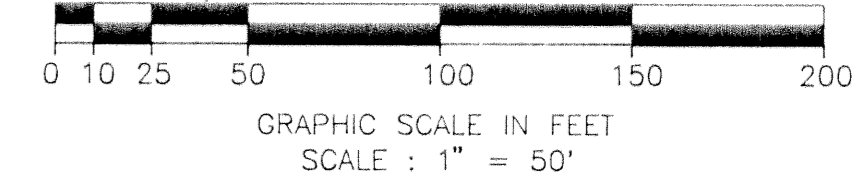
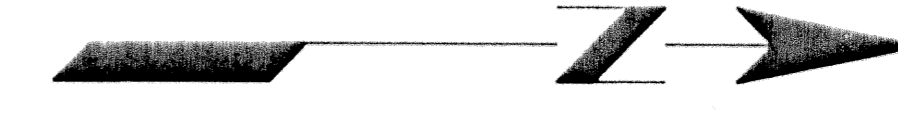
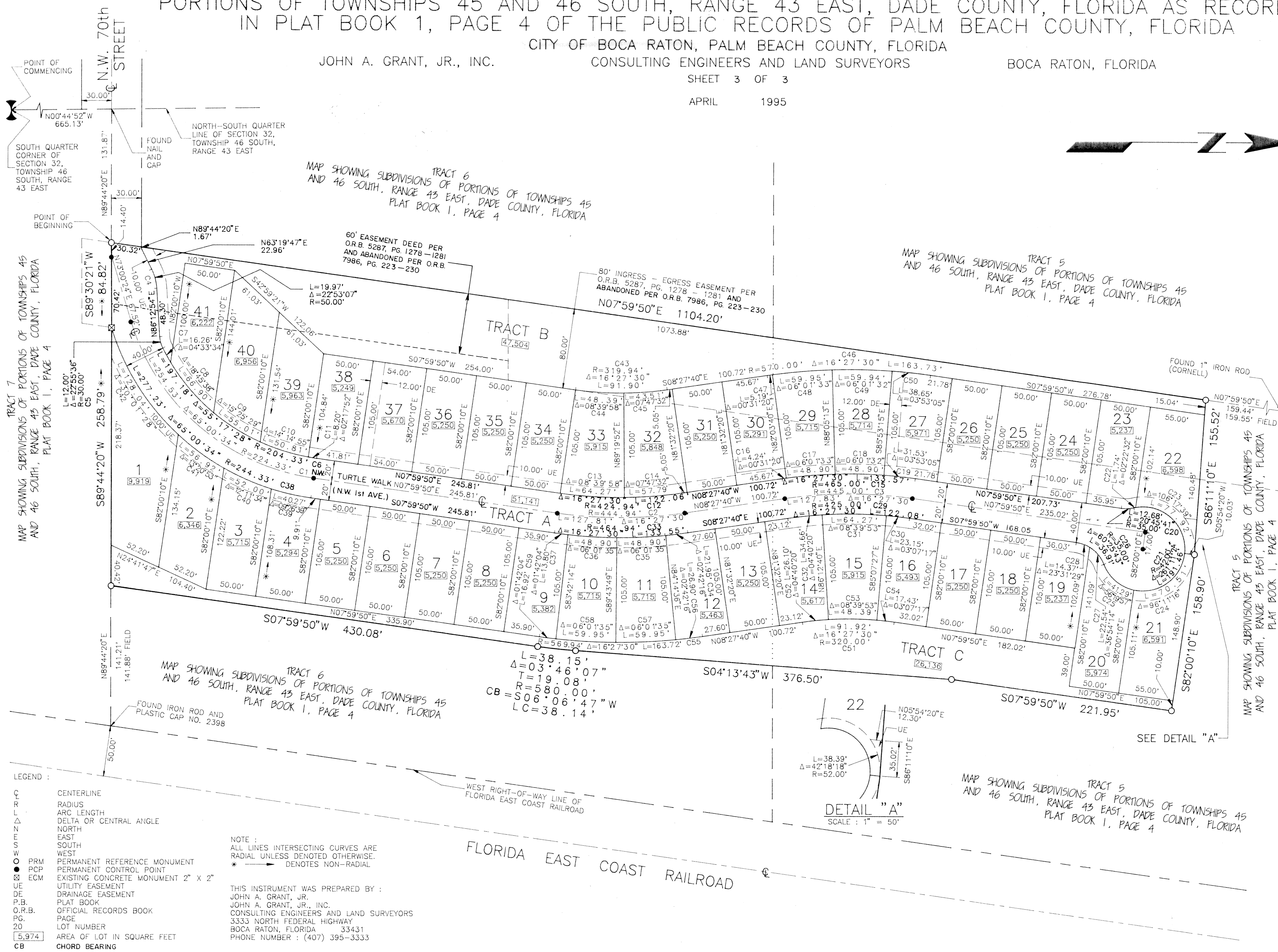
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 3 OF 3

APRIL 1995



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.00°44'52"W. ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 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 THE CITY OF BOCA RATON ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C01	254.53'	65°00'34"	224.33'	142.94'	N40°30'07"E	241.10'
C02	127.81'	162°7'30"	444.94'	64.35'	N00°13'55"W	127.37'
C03	127.83'	162°7'30"	444.94'	64.35'	N00°13'55"W	127.37'
C04	19.97'	22°53'07"	50.00'	10.12'	N74°46'20"E	19.84'
C05	12.00'	22°53'07"	30.00'	6.08'	N74°45'06"E	11.92'
C06	197.18'	55°17'28"	204.33'	107.03'	N35°38'34"E	189.62'
C07	16.28'	04°33'34"	204.33'	8.13'	N61°20'31"E	16.26'
C08	66.90'	18°44'38"	204.33'	33.75'	N49°20'55"E	66.81'
C09	55.01'	15°25'29"	204.33'	27.67'	N32°12'22"E	54.84'
C10	50.81'	14°14'55"	204.33'	25.54'	N17°25'10"E	50.68'
C11	8.20'	02°17'52"	204.33'	4.10'	N09°08'46"E	8.19'
C12	122.06'	162°7'30"	424.94'	24.46'	N00°13'55"W	121.65'
C13	64.27'	09°39'58"	424.94'	13.20'	N03°39'51"E	64.21'
C14	57.79'	07°47'32"	424.94'	28.94'	N04°33'54"W	57.75'
C15	133.57'	16°27'30"	465.00'	67.25'	N00°13'55"W	133.11'
C16	4.24'	00°31'20"	465.00'	2.12'	N08°12'00"W	4.24'
C17	48.90'	09°01'32"	465.00'	24.47'	N01°05'59"E	48.88'
C18	48.90'	06°01'32"	465.00'	24.47'	N01°05'59"E	48.88'
C19	31.53'	03°53'05"	465.00'	15.77'	N06°03'17"E	31.52'
C20	12.68'	20°45'41"	35.00'	6.41'	N02°23'00"W	12.61'
C21	191.46'	26°11'12"	42.00'	117.4'	N62°10'09"W	63.78'
C22	11.74'	02°22'32"	42.00'	0.87'	N11°34'35"W	11.74'
C23	77.92'	106°17'39"	42.00'	56.03'	N42°45'31"E	67.21'
C24	70.51'	96°11'16"	42.00'	46.80'	N36°00'02"W	62.52'
C25	41.29'	56°19'57"	42.00'	22.49'	N40°15'35"E	39.65'
C26	36.91'	13°20'55"	35.00'	65.38'	N36°12'42"E	35.23'
C27	22.54'	36°6'10"	35.00'	11.68'	N48°58'26"E	22.18'
C28	14.37'	23°31'29"	35.00'	7.29'	N19°45'35"E	14.27'
C29	122.08'	162°7'30"	425.00'	61.46'	N00°13'55"W	121.66'
C30	23.15'	03°07'11"	425.00'	11.58'	N06°28'11"E	23.15'
C31	65.27'	08°56'15"	425.00'	32.20'	N00°32'37"E	64.21'
C32	34.66'	04°40'20"	425.00'	17.34'	N07°07'30"E	34.65'
C33	133.55'	16°27'30"	464.94'	67.24'	N00°13'55"W	133.10'
C34	21.95'	02°42'16"	464.94'	10.98'	N07°06'32"W	21.94'
C35	48.90'	06°01'35"	464.94'	24.47'	N02°44'36"W	48.88'
C36	48.90'	06°01'35"	464.94'	24.47'	N03°16'58"E	48.88'
C37	13.80'	01°42'04"	464.94'	6.90'	N07°08'48"E	13.80'
C38	277.23'	65°00'34"	244.33'	155.69'	N40°30'07"E	262.59'
C39	40.27'	09°26'39"	244.33'	20.18'	N12°43'09"E	40.23'
C40	52.00'	12°11'34"	244.33'	26.10'	N23°32'16"E	51.90'
C41	56.92'	13°20'55"	244.33'	28.59'	N36°18'29"E	56.79'
C42	128.04'	30°01'08"	244.33'	65.80'	N08°12'00"W	128.04'
C43	319.94'	162°7'30"	319.94'	46.27'	N00°13'55"W	319.59'
C44	48.39'	08°39'58"	319.94'	24.24'	N03°39'51"E	48.35'
C45	43.51'	07°47'32"	319.94'	21.79'	N04°33'54"W	43.48'
C46	163.73'	163°7'30"	570.00'	82.43'	N00°13'55"W	163.17'
C47	5.19'	00°31'20"	570.00'	2.60'	N08°12'00"W	5.19'
C48	59.95'	06°01'33"	570.00'	30.00'	N04°55'34"W	59.92'
C49	59.94'	06°01'32"	570.00'	30.00'	N01°05'59"E	59.92'
C50	38.65'	03°53'05"	570.00'	19.33'	N06°03'17"E	38.64'
C51	26.90'	02°42'16"	569.94'	13.45'	N07°06'32"W	26.90'
C52	26.10'	04°40'20"	320.00'	13.05'	N06°07'30"W	26.09'
C53	48.39'	08°39'53"	320.00'	24.24'	N00°32'37"E	48.35'
C54	17.43'	03°07'17"	320.00'	8.73'	N06°26'11"E	17.43'
C55	163.72'	162°7'30"	569.94'	82.43'	N00°13'55"W	163.15'
C56	26.90'	02°42'16"	569.94'	13.45'	N07°06'32"W	26.90'
C57	59.95'	06°01'35"	569.94'	30.00'	N02°44'36"W	59.92'
C58	59.95'	06°01'35"	569.94'	30.00'	N03°16'58"E	59.92'
C59	16.92'	01°42'04"	569.94'	8.46'	N07°08'48"E	16.92'

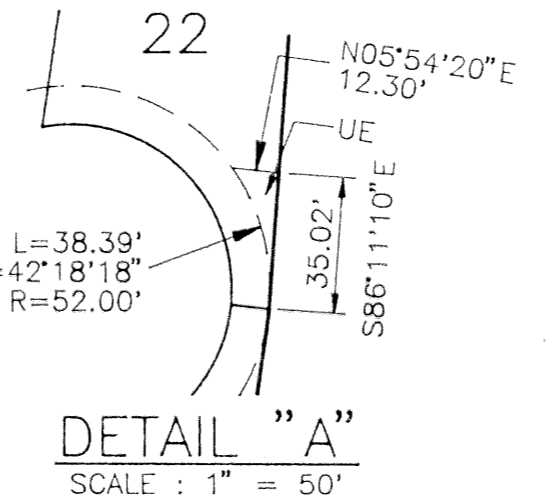
LEGEND:

- CENTERLINE
- RADIUS
- ARC LENGTH
- DELTA OR CENTRAL ANGLE
- NORTH
- EAST
- SOUTH
- WEST
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- EXISTING CONCRETE MONUMENT 2" X 2"
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PLAT BOOK
- OFFICIAL RECORDS BOOK
- PAGE
- LOT NUMBER
- AREA OF LOT IN SQUARE FEET
- CHORD BEARING
- LONG CHORD
- TANGENT

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

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SUBDIVISION Boca Preserve
BOOK 75 PAGE 181
FLOOD MAP
ZONING
SE ZIP CODE
PUD NAME Boca Station