

211-042

161

PART OF BOCA POINTE P.U.D.  
**EL DORADO COURT - THIRD REPLAT**  
 A REPLAT OF LOTS 42-A, 43-A AND TRACT H OF REPLAT OF A PORTION  
 OF EL DORADO COURT AS RECORDED IN PLAT BOOK 70, PAGES 97, 98  
 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MARCH 1996  
SHEET 1 OF 1

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT ALFRED E. MILLER AND BERNICE T. MILLER, OWNERS OF THE LAND SHOWN HEREON, AS EL DORADO COURT - THIRD REPLAT, A REPLAT OF LOTS 42-A, 43-A AND TRACT H OF REPLAT OF A PORTION OF EL DORADO COURT AS RECORDED IN PLAT BOOK 70, PAGES 97, 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 42-A, 43-A AND TRACT H OF REPLAT OF A PORTION OF EL DORADO COURT AS RECORDED IN PLAT BOOK 70, PAGES 97, 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, WE, ALFRED E. MILLER AND BERNICE T. MILLER, DO HEREBY SET OUR HANDS AND SEALS THIS 25<sup>th</sup> DAY OF July A.D., 1996.

WITNESS: Charles H. Miller  
Charles H. Miller

BY: Alfred E. Miller  
ALFRED E. MILLER

WITNESS: Lisa V. Miller

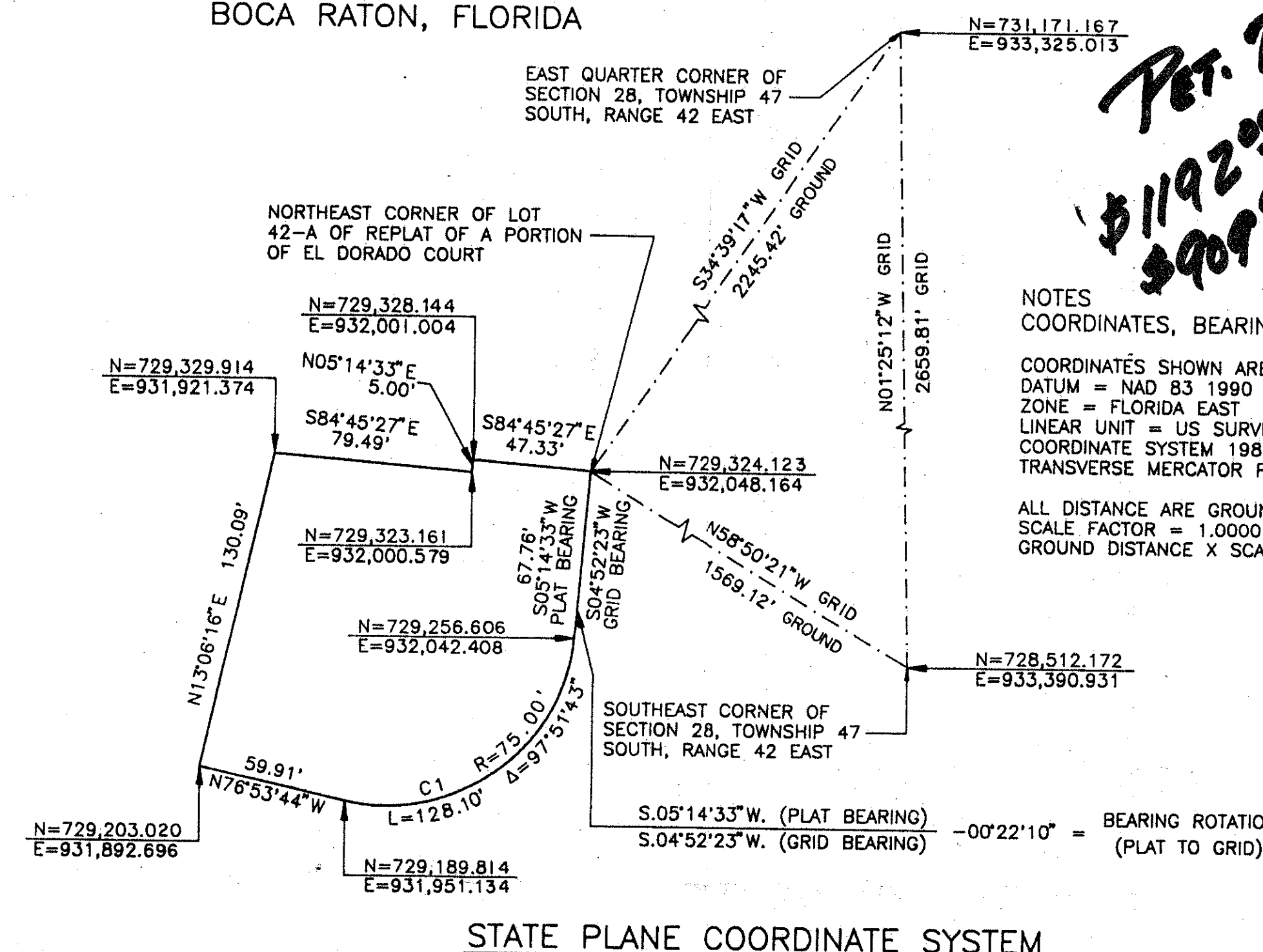
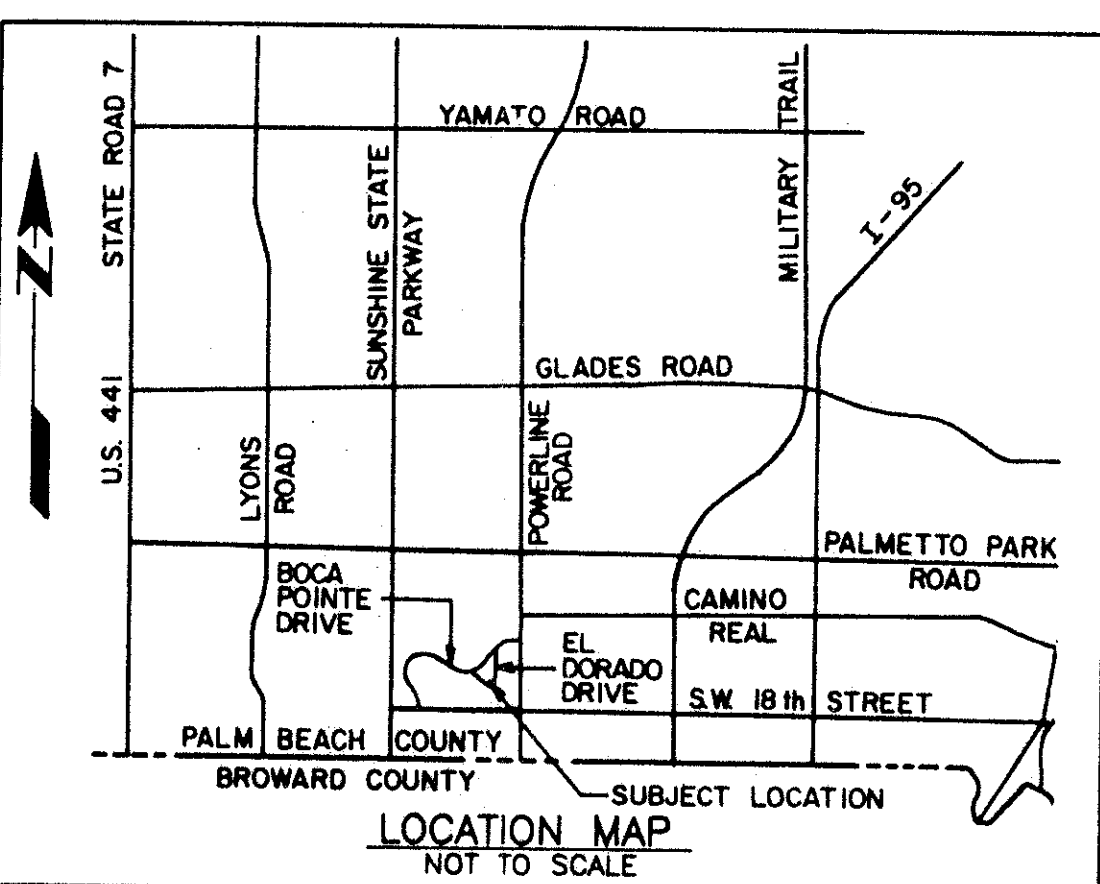
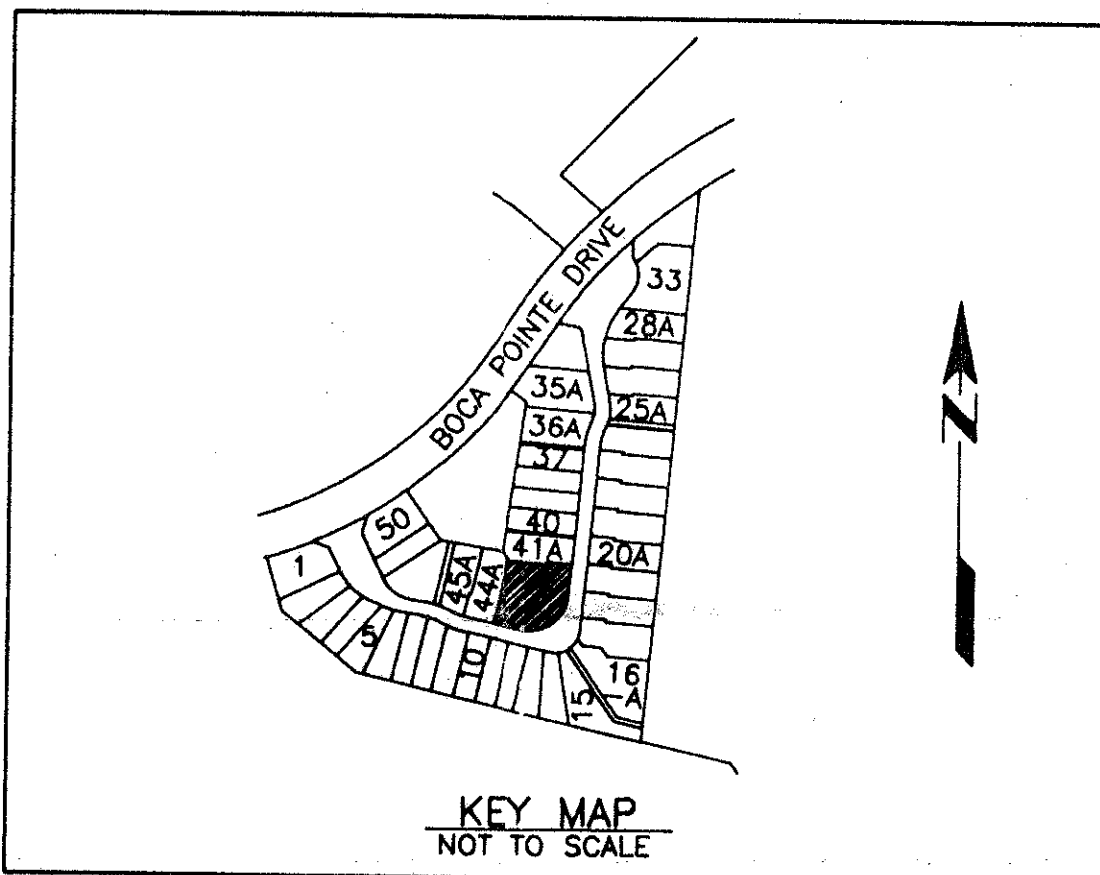
BY: Bernice T. Miller  
BERNICE T. MILLER

WITNESS: Lisa V. Miller

**STATISTICAL DATA**

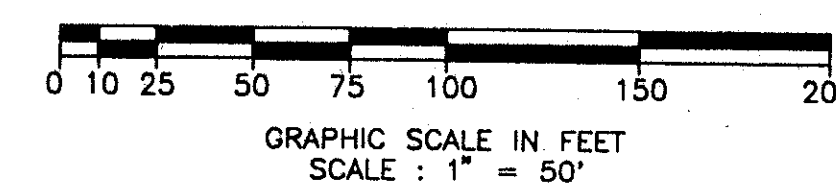
TOTAL AREA THIS PLAT	0.402 AC.
TOTAL AREA OF LOT	0.402 AC.
TOTAL NUMBER UNIT PROPOSED	1 UNIT
DENSITY PROPOSED	2.49 UNITS/AC.
LAND USE : TOWNHOUSE	

PETITION NUMBER : 73-85 E



**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	128.10'	97°51'43"	75.00'	86.07'	S54°10'24"W	113.09'
C2	131.16'	55°40'00"	135.00'	71.28'	S53°33'00"E	126.06'
C3	44.42'	22°28'45"	113.40'	22.50'	S70°09'37"E	44.14'
C4	44.64'	17°57'29"	142.40'	22.50'	S67°54'59"E	44.45'
C5	153.72'	97°51'43"	90.00'	103.28'	N54°10'25"E	135.71'

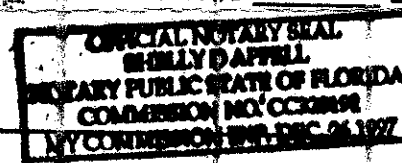


**ACKNOWLEDGEMENT**

STATE OF FLORIDA ) BEFORE ME PERSONALLY APPEARED ALFRED E. MILLER AND BERNICE T. MILLER WHO ARE PERSONALLY KNOWN TO ME OR HAVE COUNTY OF PALM BEACH ) SS PRODUCED AND , RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF JULY A.D., 1996.

MY COMMISSION EXPIRES:



Shelli D. Cooper  
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION NUMBER:

**TITLE CERTIFICATE**

STATE OF FLORIDA ) I, NANCY E. CROWN, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED COUNTY OF PALM BEACH ) SS THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ALFRED E. MILLER AND BERNICE T. MILLER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 7/24/96

Nancy E. Crown  
NANCY E. CROWN, P.A.  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

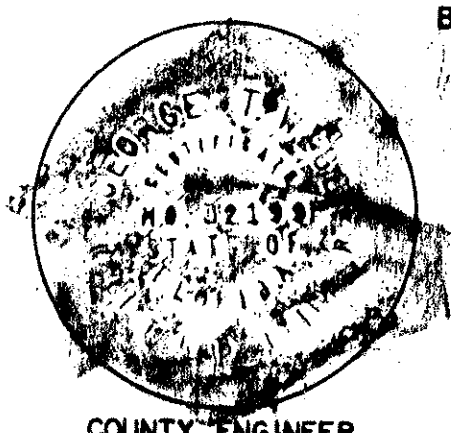
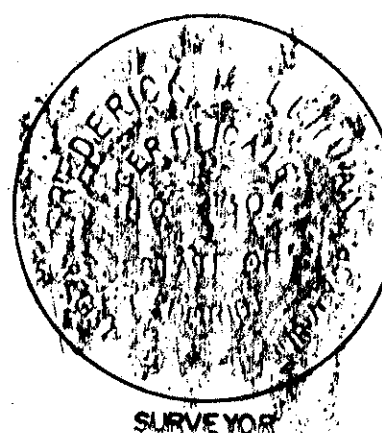
DATE: 7/31/96

Frederick M. Lehman  
FREDERICK M. LEHMAN  
REGISTERED SURVEYOR NO. 4304  
STATE OF FLORIDA

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 22 DAY OF Aug A.D., 1996.

BY: George Webb, P.E.  
GEORGE WEBB, P.E. COUNTY ENGINEER



NOTES :  
ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER LB-50.  
BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.05°14'33"W. ALONG THE EAST LINE OF LOT 42-A OF REPLAT OF A PORTION OF EL DORADO COURT AS RECORDED IN PLAT BOOK 70, PAGES 97, 98 AND 99 OF THE PUBLIC RECORDS OF 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.

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

- LEGEND :
- C CENTERLINE
  - R RADIUS
  - L ARC LENGTH
  - Δ DELTA OR CENTRAL ANGLE
  - N NORTH
  - E EAST
  - S SOUTH
  - W WEST
  - PRM PERMANENT REFERENCE MONUMENT
  - EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
  - EPCP EXISTING PERMANENT CONTROL POINT NUMBER 1141
  - UE UTILITY EASEMENT
  - P.B. PLAT BOOK
  - PG. PAGE
  - 42-C LOT NUMBER

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

NOTES  
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCE ARE GROUND SCALE FACTOR = 1.000029285 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

PET. 73-85  
\$19200 ROAD SP...  
\$90900 ROAD M...  
5/2/3/1M

BOCA POINTE PUD  
TRACT O

SUBDIVISION # EL DORADO COURT  
BOOK 77 PAGE 161  
FLOOD ZONE A0  
ROAD # 54 ZONING RS  
DE 73-85 ZIP CODE 33433  
PUD NAME BOCA POINTE

Jul 7/31/96

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 8:28 A.M.  
on the 23 day of August 1996  
and duly recorded in Plat Book No. 77  
on page 161  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by [Signature]



DETAIL "A"  
WALL ENCROACHMENT EASMT.