

A PORTION OF THE SHORES AT BOCA RATON PHASES II, III AND IV PUD

A REPLAT OF LOTS 83 thru 101 AND TRACT T OF THE SHORES AT BOCA RATON PHASE II PUD AS RECORDED IN PLAT BOOK 73, PAGES 119 thru 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF LOTS 33 thru 71, LOTS 116 thru 143, TRACTS C-1 AND D-1 AND A PORTION OF TRACTS B-1 AND X OF THE SHORES AT BOCA RATON PHASES III AND IV PUD AS RECORDED IN PLAT BOOK 74, PAGES 40 thru 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

PALM BEACH COUNTY, FLORIDA
CONSULTING ENGINEERS AND LAND SURVEYORS

OCTOBER 1995
SHEET 6 OF 6

BOCA RATON, FLORIDA

MATCH LINE M-M
SEE SHEET 5 OF 6

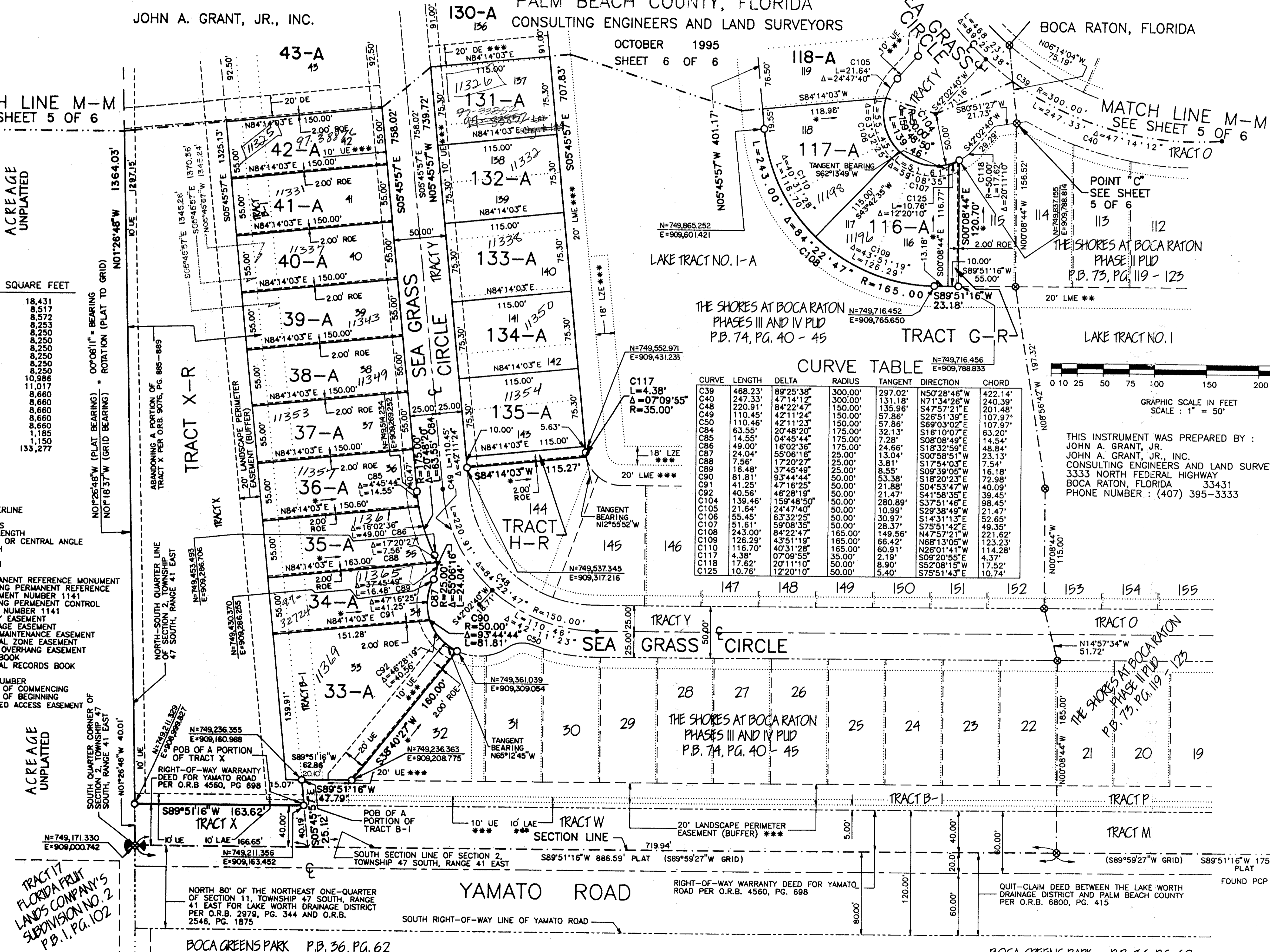
MATCH LINE M-M
SEE SHEET 5 OF 6

DESCRIPTION	SQUARE FEET
LOT 33-A	18,431
LOT 34-A	8,517
LOT 35-A	8,572
LOT 36-A	8,253
LOT 37-A	8,250
LOT 38-A	8,250
LOT 39-A	8,250
LOT 40-A	8,250
LOT 41-A	8,250
LOT 42-A	8,250
LOT 116-A	10,986
LOT 117-A	11,017
LOT 131-A	8,660
LOT 132-A	8,660
LOT 133-A	8,660
LOT 134-A	8,660
LOT 135-A	8,660
TRACT G-R	1,185
TRACT H-R	1,150
TRACT X-R	133,277

- 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
 - LME LAKE MAINTENANCE EASEMENT
 - LZE LITTORAL ZONE EASEMENT
 - ROE ROOF OVERHANG EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.C. PAGE
 - S.S. SECTION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - LAE LIMITED ACCESS EASEMENT

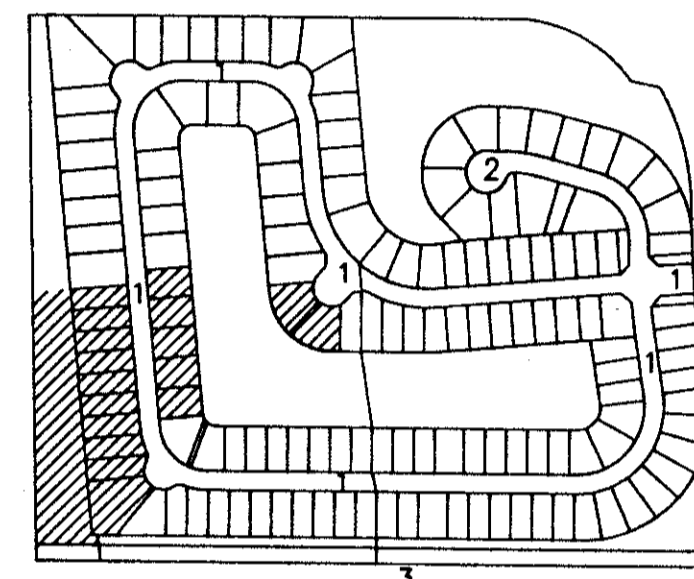
SUBDIVISION: The Shores of Boca Raton
 BOOK: 77
 FLOOD ZONE: B
 QUAD: 68
 SE: 92-56
 PUD NAME: The Shores of Boca Raton
 PAGE: 188
 FLOOD MAP: 10005
 ZONING: PUD
 ZIP CODE: 33498

Recorded
 10/1/95



CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C39	468.23'	89°25'38"	300.00'	297.02'	N50°28'46"W	422.14'
C40	247.33'	47°14'12"	300.00'	131.18'	N71°34'26"W	240.39'
C48	220.91'	84°22'47"	150.00'	135.96'	S47°57'21"E	201.48'
C50	110.46'	42°11'23"	150.00'	57.86'	S26°51'39"E	107.97'
C54	63.55'	20°48'20"	175.00'	32.13'	S16°10'07"E	63.20'
C85	14.55'	04°45'44"	175.00'	7.28'	S08°08'49"E	14.54'
C86	49.00'	16°02'36"	175.00'	24.66'	S18°32'59"E	48.84'
C87	24.04'	55°06'16"	25.00'	13.04'	S00°58'51"W	23.13'
C88	7.56'	17°20'27"	25.00'	3.81'	S17°54'03"E	7.54'
C89	16.48'	37°45'49"	25.00'	8.55'	S09°39'05"W	16.18'
C90	81.81'	93°44'44"	50.00'	53.38'	S18°20'23"E	72.98'
C91	41.25'	47°18'25"	50.00'	21.88'	S04°53'47"W	40.09'
C92	40.56'	48°28'19"	50.00'	21.47'	S41°58'35"E	39.45'
C104	139.46'	159°48'50"	50.00'	280.89'	S37°51'46"E	98.45'
C105	21.64'	24°47'40"	50.00'	10.99'	S29°38'49"W	21.47'
C106	55.45'	63°32'25"	50.00'	30.97'	S14°31'13"E	52.65'
C107	51.61'	59°08'35"	50.00'	28.37'	S75°51'42"E	49.35'
C108	243.00'	84°22'47"	150.00'	149.56'	N47°57'21"W	221.62'
C109	126.29'	43°51'18"	165.00'	66.42'	S37°51'46"E	98.45'
C110	116.70'	40°31'28"	165.00'	60.91'	N26°01'41"W	114.28'
C117	4.38'	07°09'55"	35.00'	2.19'	S09°20'55"E	4.37'
C118	17.62'	20°11'10"	50.00'	8.90'	S52°08'15"W	17.52'
C125	10.76'	12°20'10"	50.00'	5.40'	S75°51'43"E	10.74'



- 1: SEA GRASS CIRCLE
 2: SANDYSHELL WAY
 3: YAMATO ROAD
- KEY MAP
 NOT TO SCALE

GRAPHIC SCALE IN FEET
 SCALE: 1" = 50'

- 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 S89°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.
 - ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.
 - DENOTES NON-RADIAL
 - ** DENOTES PER PLAT BOOK 73, PAGES 119 - 123 (THE SHORES AT BOCA RATON PHASE II PUD)
 - *** DENOTES PER PLAT BOOK 74, PAGES 40 - 45 (THE SHORES AT BOCA RATON PHASES III AND IV PUD)

TRACT 17
 FLORIDA FRUIT
 SUBDIVISION NO. 2
 P.B. 1, PG. 102

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

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

Duplicate 10/27/95