

# STRATFORD COURT II, P.U.D.

"A PART OF BOCA POINTE, P.U.D."  
 A REPLAT OF STRATFORD COURT PLAT, PART OF A P.U.D., RECORDED IN PLAT BOOK 66,  
 PAGES 44 AND 45, PALM BEACH COUNTY RECORDS AND LYING IN SECTION 34, TOWNSHIP 47 SOUTH,  
 RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
 AUGUST, 1996

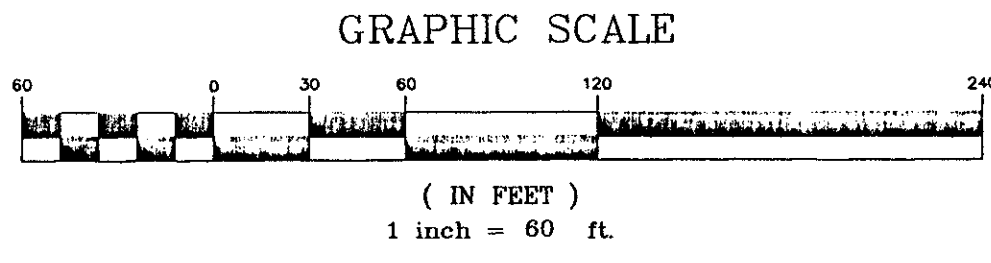
0211-043

66

This Instrument Prepared By:  
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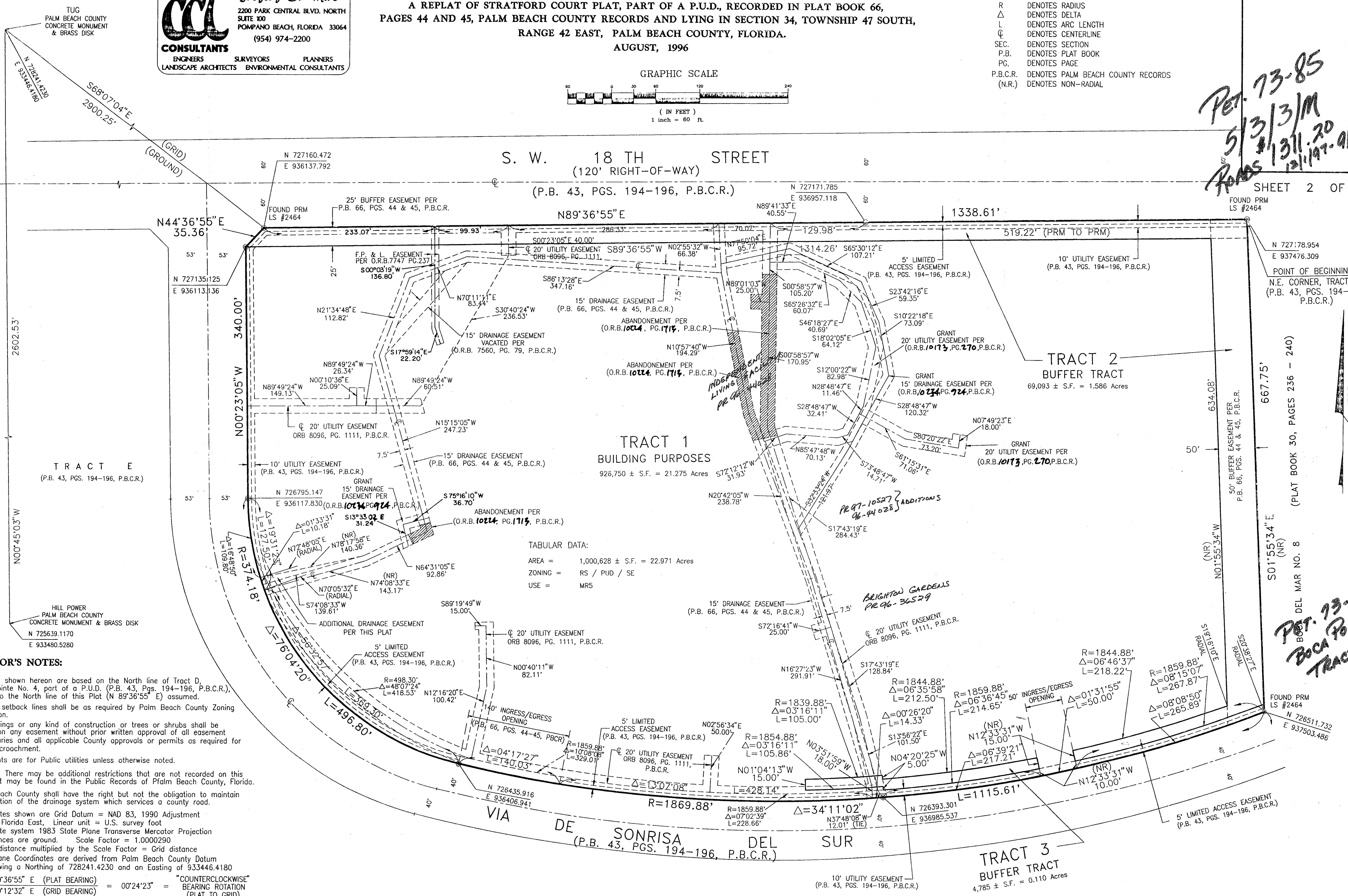
**CC CONSULTANTS**  
 ENGINEERS SURVEYORS PLANNERS  
 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

- LEGEND:**
- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT (PRM) BY LS #4437, UNLESS OTHERWISE NOTED
  - R DENOTES RADIUS
  - Δ DENOTES DELTA
  - L DENOTES ARC LENGTH
  - ⊕ DENOTES CENTERLINE
  - SEC. DENOTES SECTION
  - P.B. DENOTES PLAT BOOK
  - PG. DENOTES PAGE
  - P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
  - (N.R.) DENOTES NON-RADIAL



*PET. 73-85*  
*5/13/3/M*  
*1/31/20*  
*12/19/97-9/30/98*

SHEET 2 OF 2



**TABULAR DATA:**

AREA =	1,000,628 ± S.F. = 22,971 Acres
ZONING =	RS / PUD / SE
USE =	MRS

**SURVEYOR'S NOTES:**

- 1) Bearings shown hereon are based on the North line of Tract D, Boca Pointe No. 4, part of a P.U.D. (P.B. 43, Pgs. 194-196, P.B.C.R.). It is also the North line of this Plat (N 89°36'55" E) assumed.
  - 2) Building setback lines shall be as required by Palm Beach County Zoning Regulation.
  - 3) No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachment.
  - 4) Easements are for Public utilities unless otherwise noted.
  - 5) NOTICE: 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.
  - 6) Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system which services a county road.
  - 7) Coordinates shown are Grid Datum = NAD 83, 1990 Adjustment Zone = Florida East, Linear unit = U.S. survey foot  
 Coordinate system 1983 State Plane Transverse Mercator Projection  
 All distances are ground. Scale Factor = 1.0000290  
 Ground distance multiplied by the Scale Factor = Grid distance  
 State Plane Coordinates are derived from Palm Beach County Datum  
 Tug showing a Northing of 728241.4230 and an Easting of 933446.4180
- N 89°36'55" E (PLAT BEARING) = "COUNTERCLOCKWISE"  
 N 89°12'32" E (GRID BEARING) = 00°24'23" = BEARING ROTATION (PLAT TO GRID)
- Common line between the South line per (P.B. 43, Pgs. 194-196, P.B.C.R.) and the North line of Tract 2.
- 8) Where Utility and Drainage Easements cross, Drainage Easements take precedence
  - 9) All lines are radial unless noted as non-radial (N.R.)

SUBDIVISION = Stratford Court II  
 BOOK 66  
 PAGE 66  
 FLOOD HAZ. MAP #24023  
 ZONING RS  
 QUAD # 39  
 SE 73-85  
 PUD NAME Boca Pointe, PUD

*PET. 73-85*  
*BOCA POINTE*  
*TRACT D*

0211-043

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