

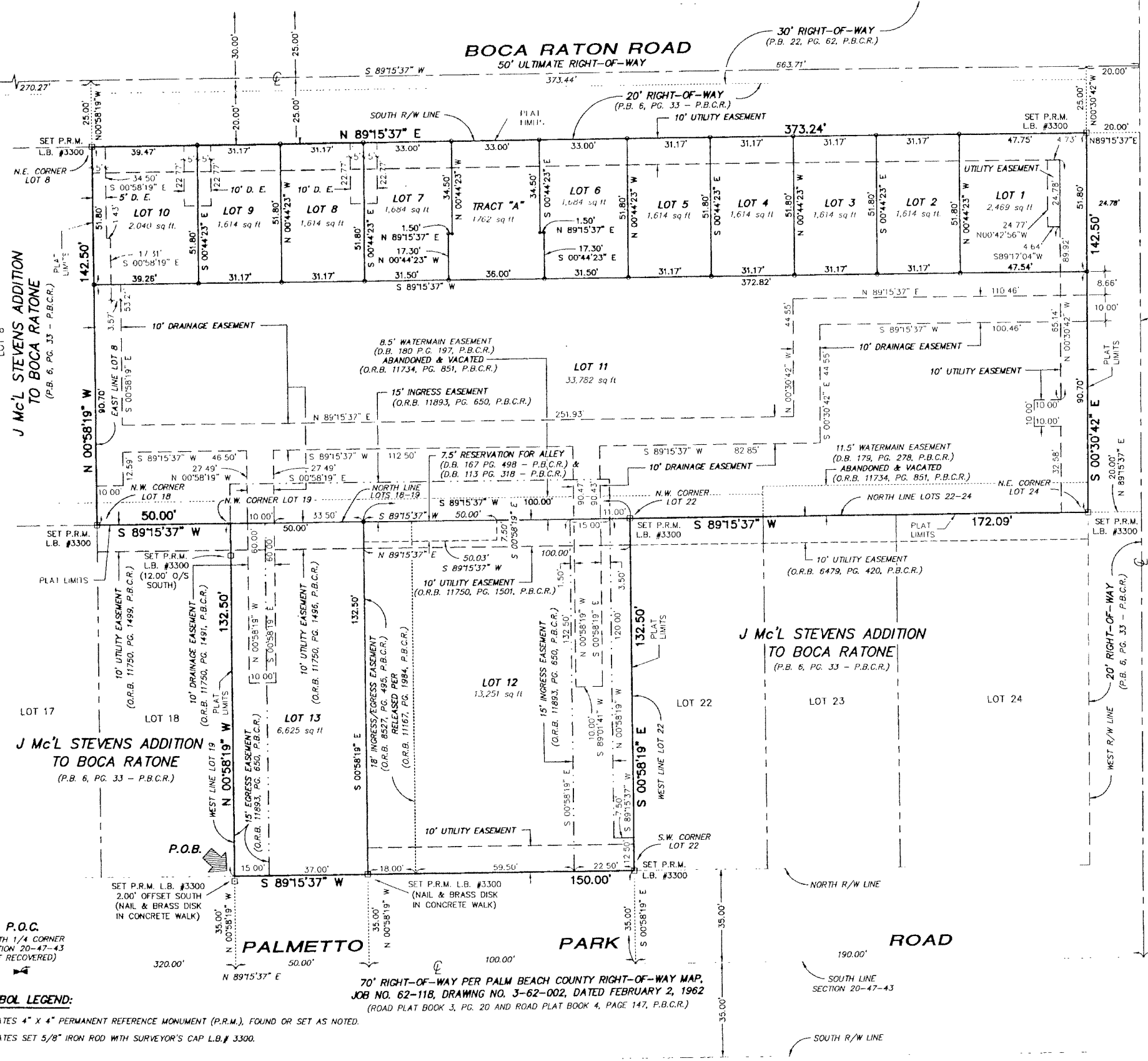
FIFTH AVENUE PLACE

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 19, 20 AND 21, J Mc'L. STEVENS ADDITION TO BOCA RATONE
(P.B. 6, PG. 33 - P.B.C.R.), SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST,
IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

N.E. 4th AVENUE

BOCA ROSA HEIGHTS
(P.B. 22, PG. 62, P.B.C.R.)

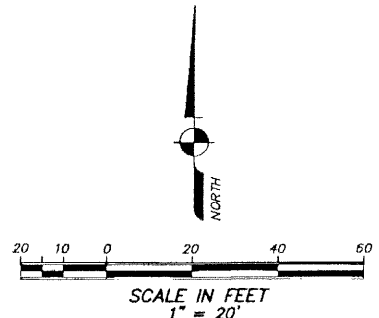
BOCA RATON ROAD
50' ULTIMATE RIGHT-OF-WAY



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____ day of _____, 2000,
and duly recorded in Plat Book
_____ Pages _____ through _____

DOROTHY H. WILKEN
Clerk of Circuit Court
By: _____

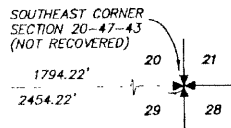
SHEET 2 OF 2



NOTE:

1. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH RIGHT-OF-WAY LINE OF BOCA RATON ROAD HAVING A BEARING OF N 89°15'37" E.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
4. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
6. ABBREVIATION LEGEND; Q = CENTERLINE; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P. = PLAT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.C. = POINT OF COMMENCEMENT; P.O.B. = POINT OF BEGINNING; R/W = RIGHT-OF-WAY, D.E. = DRAINAGE EASEMENT.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JULY, 2000



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

P.O.C.
SOUTH 1/4 CORNER
SECTION 20-47-43
(NOT RECOVERED)

SYMBOL LEGEND:
□ INDICATES 4" x 4" PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND OR SET AS NOTED.
○ INDICATES SET 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300.

70' RIGHT-OF-WAY PER PALM BEACH COUNTY RIGHT-OF-WAY MAP,
JOB NO. 62-118, DRAWING NO. 3-62-002, DATED FEBRUARY 2, 1962
(ROAD PLAT BOOK 3, PG. 20 AND ROAD PLAT BOOK 4, PAGE 147, P.B.C.R.)

BOCA RATONE
(P.B. 6, PG. 7, P.B.C.R.)