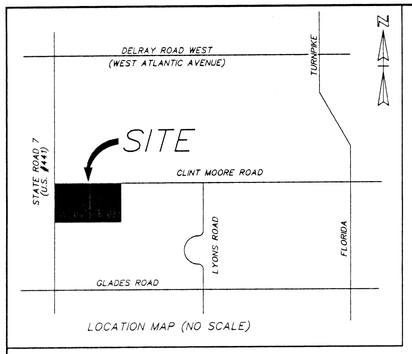
RESERVE AT BOCA RATON M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACTS 13, 14, 15 AND 16, BLOCK 73, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE), SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 3 OF 3

27



LOCATION MAP (NO SCALE)

SCALE: 1" = 60'

0' 60' 120' 180'

LEGEND:

P.R.M. = PERMANENT REFERENCE MONUMENT (4"X4" CONCRETE MONUMENT) STAMPED "PRM 353

L.A.E. = LIMITED ACCESS EASEMENT

U.E. = UTILITY EASEMENT

L.B.E. = LANDSCAPE BUFFER EASEMENT

L.M.E. = LAKE MAINTENANCE EASEMENT

O.R.B. = OFFICIAL RECORD BOOK

L.W.D.D. = LKE WORTH DRAINAGE DISTRICT

FOUND PALM BEACH COUNTY BRASS DISK "GREEN GROVE"

FOUND PALM BEACH COUNTY BRASS DISK "FLOP"

NORTHWEST CORNER SECTION 6/47/42

223.0' S.0°59'39"E.

571.90' (GROUND) S.80°46'59"W.

2611.45' (GROUND) S.84°19'46"E.

L.W.D.D. REQUIRED RIGHT OF WAY
FOR CANAL L-40 AS SHOWN ON SHEET 127 OF 240 SHEETS OF THE L.W.D.D. REQUIRED RIGHT OF WAY MAPS DATED MAY 1969

50' PLATTED ROAD RIGHT OF WAY

NORTH LINE OF TRACTS 13-16

80.0'

N.E. CORNER TRACT 13 & POINT OF COMMENCEMENT

CLINT MOORE ROAD

60' ROAD RIGHT OF WAY BY DEED BOOK 692 PAGE 60 AND DEED BOOK 692 PAGE 62

754986.9360
918377.2835

SET P.R.M.

754976.0093
916952.5729

5' L.A.E.

132.66' N.89°33'38"E.

45.0'

55.0'

5.50'

339.96' N.89°33'38"E.

20' L.B.E.

10' U.E.

51.42' S.76°56'37"E.

250.06' N.88°18'01"E.

985.00' N.89°33'38"E.

26.00'

54.0'

56.0'

1424.74' N.89°33'38"E.

92.87'

284.72' N.89°33'38"E.

55.00'

10'X20' MASS TRANSIT EASEMENT

20' L.B.E.

50' ROAD RIGHT OF WAY O.R.B. 6204 PAGE 1291

SET P.R.M.

60.28'

70.00'

12.00' S.0°26'22"E.

10.00' N.89°33'38"E.

5' L.A.E.

213.74'

10' U.E.

16.00'

19.00'

SOUTH RIGHT OF WAY LINE OF CLINT MOORE ROAD AS SHOWN ON ROAD PLAT BOOK 6 PAGE 81

226.00'

20'L.B.E.

20' L.M.E.

110.0' S.0°26'40"E.

POINT OF BEGINNING

5' L.A.E.

20' U.E.

TRACT "O"

20' B.E.

LOT 136

SET P.R.M.

TRACT "B"

AREA = 9,549 SQUARE FEET OR 0.219 ACRES MORE OR LESS

TRACT "A"

AREA = 648,698 SQUARE FEET OR 14.892 ACRES MORE OR LESS

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 14315, PAGE 1299, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "C"
(WATER MANAGMENT)
AREA = 124,300 SQUARE FEET OR 2.85 ACRES MORE OR LESS

12' LANDSCAPE BUFFER EASEMENT

20' LAKE MAINTENANCE EASEMENT

550.00' S.0°26'40"E.

20' LAKE MAINTENANCE EASEMENT

20' L.B.E.

15' B.E.

660.0'

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

10' U.E.

FOX TROT LANE
TRACT "A"

10' U.E.

LOT 1

TRACT "P"

10' B.E.

S.0°26'40"E. 550.00'

20' L.M.E.

226.00'

SET P.R.M.

754436.9424
918381.5496

STATE ROAD 7 (U.S. #441)

550.03' S.0°59'39"E.

WEST LINE SECTION 6/47/42

L.W.D.D. RIGHT OF WAY PER DEED BOOK 118, PAGE 518
L.W.D.D. REQUIRED RIGHT OF WAY
FOR CANAL L-41 AS SHOWN ON SHEET 127 OF 240 SHEETS OF THE L.W.D.D. REQUIRED RIGHT OF WAY MAPS DATED MAY 1969
660.0'

25' L.W.D.D. RIGHT OF WAY PER O.R.B. 1585, PAGE 505

25' PLATTED RIGHT OF WAY

WEST LINE TRACT 16

5' L.A.E.

10' U.E.

45' L.W.D.D. RIGHT OF WAY PER SPECIAL WARRANTY DEED (O.R.B. 1476, PAGE 30)

N.0°50'46"W. 550.01'

514.51'

20' L.B.E.

L.W.D.D. RESERVATION OF EASEMENT BY RIGHTS IN PRESERVATION O.R.B. 1934 PAGE 1615

60.00'

148.00'

10' U.E.

55.0'

45.0'

5' L.A.E.

131.24' N.89°33'38"E.

754426.0452
916960.6948

SET P.R.M.

25' P.U.D. BUFFER

1194.88'

20' LANDSCAPE BUFFER EASEMENT

1420.88' S.89°33'38"W.

25' P.U.D. BUFFER

SET P.R.M.

226.00'

BOCA GARDENS PLAT BOOK 50 PAGE 25 - 35

SYMPHONY BAY PLAT BOOK 74 PAGE 166 - 169

SUBDIVISION RESERVE AT BOCA RATON
BOOK 98 PAGE 27
FLOOD ZONE B FLOOD MAP # 215 A
QUAD # 53 ZONING MUPD
SS ZIP CODE 33496
TAG 769
PUD NAME