

# 101 NORTH FEDERAL HIGHWAY

BEING A REPLAT OF A PORTION OF LOTS 13 THROUGH 15, AND A PORTION OF LOTS 22 THROUGH 24, BLOCK 1, BOCA RATON LAND CO'S DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 20, TOWNSHIP 47, SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 DECEMBER - 2002

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2003 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_

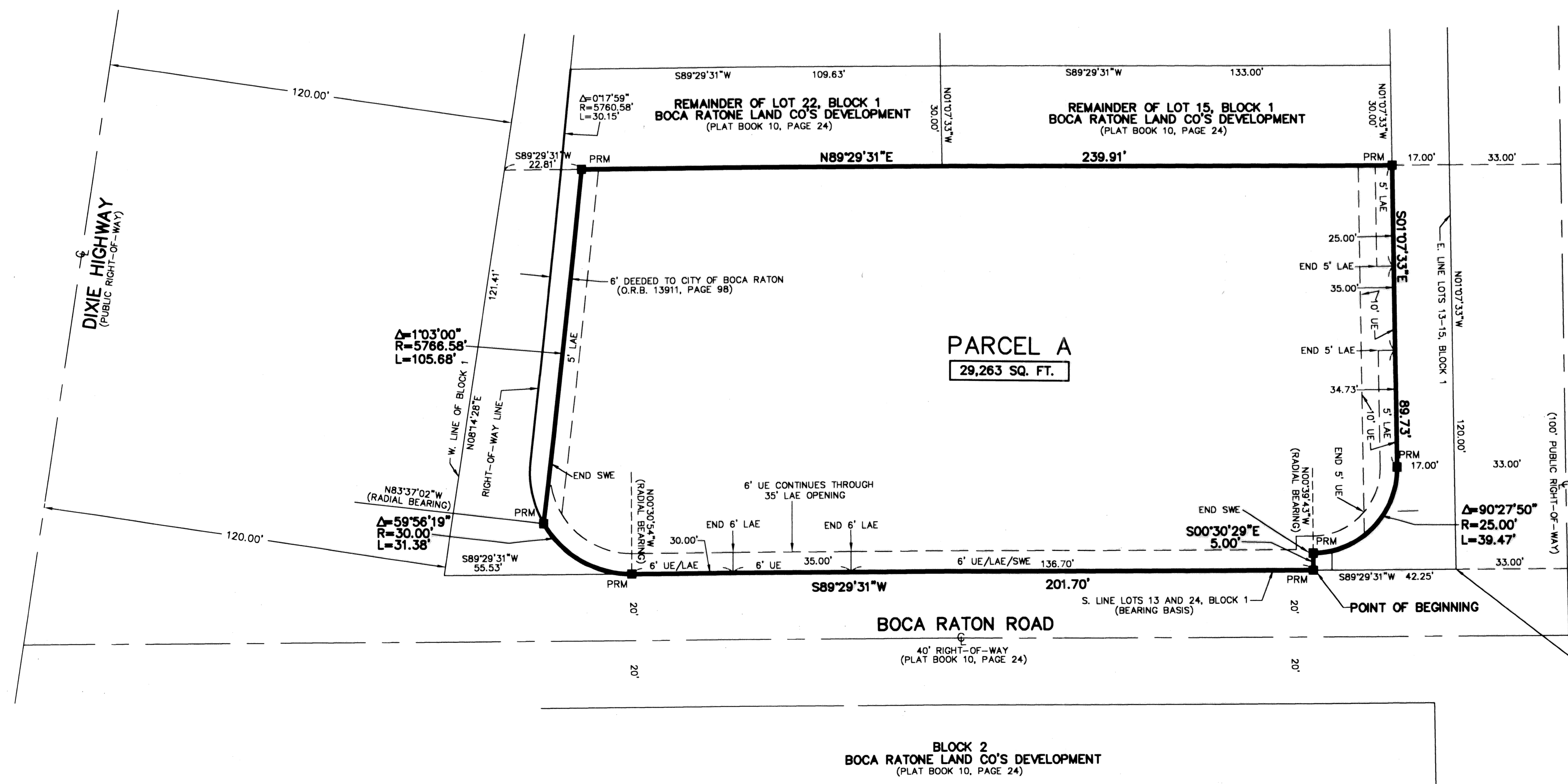
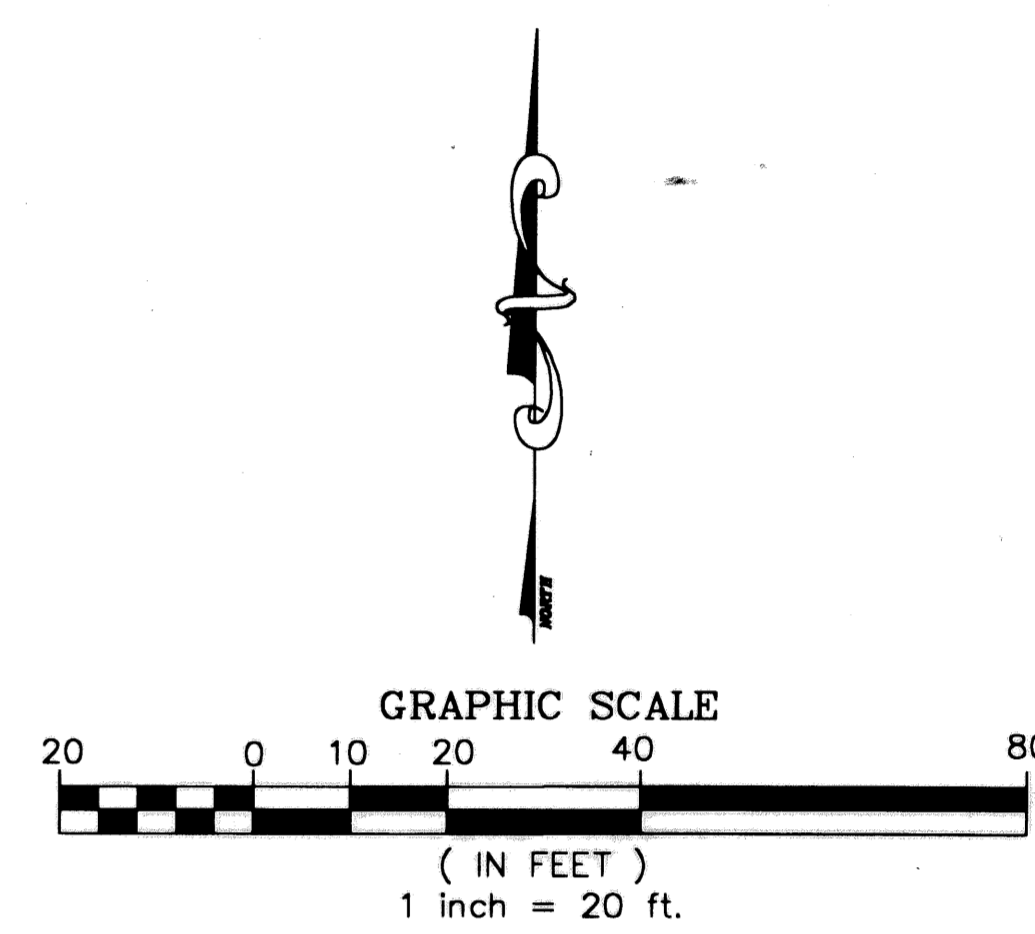
DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
 DEPUTY CLERK

**SHEET 2 OF 2**

**TABULAR DATA**

TOTAL AREA THIS PLAT	29,263 SQUARE FEET/0.672 ACRES
LAND USE - CBD (CENTRAL BUSINESS DISTRICT)	
ZONING DISTRICT - DORI (DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT)	



**SURVEY NOTES:**

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY IN THE CITY OF BOCA RATON ORDINANCE NO. 4035, AS AMENDED.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S89°29'31"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BOCA RATON ROAD
5. ■ P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
7. "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.
8. NO. - DENOTES NUMBER
9. C - DENOTES CENTERLINE
10. O.R.B. - DENOTES OFFICIAL RECORD BOOK
11. SQ. FT. - DENOTES SQUARE FEET
12. (PLAT) - DENOTES BOCA RATON LAND CO'S DEVELOPMENT, AS RECORDED IN PLAT BOOK 10, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY FLORIDA.
13. F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION.
14. L.A.E. - LIMITED ACCESS EASEMENT
15. U.E. - UTILITY EASEMENT
16. S.W.E. - SIDEWALK EASEMENT