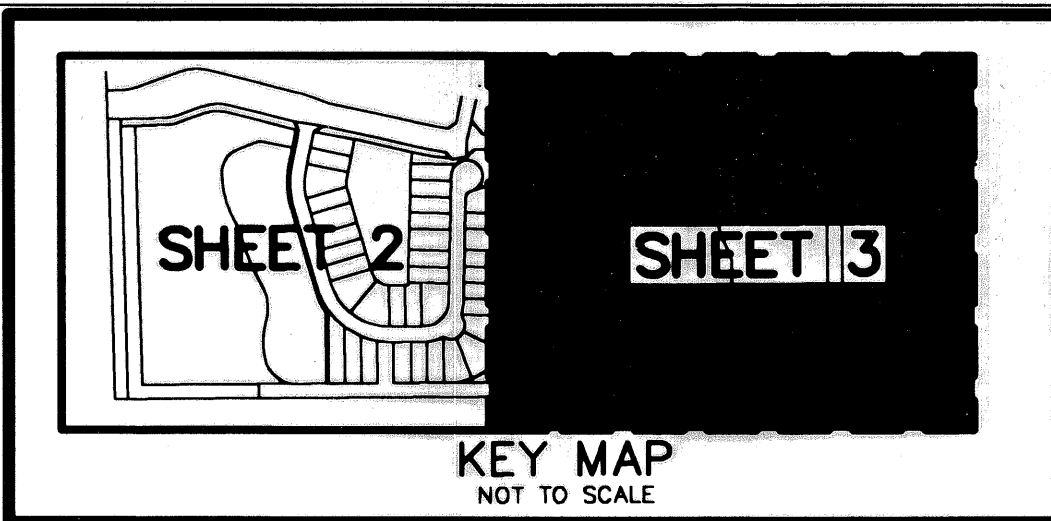


# OAKS AT BOCA RATON PLAT THREE

A PLANNED UNIT DEVELOPMENT BEING A PART OF RAINBOW PUD  
 BEING A REPLAT OF TRACTS F AND L-9 AND A PORTION OF TRACT C, "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22,  
 AND TRACTS A AND B AND A PORTION OF TRACT R, "OAKS AT BOCA RATON PLAT TWO", AS RECORDED IN PLAT BOOK 98, PAGES 196 THROUGH 198  
 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, 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  
 SEPTEMBER - 2002



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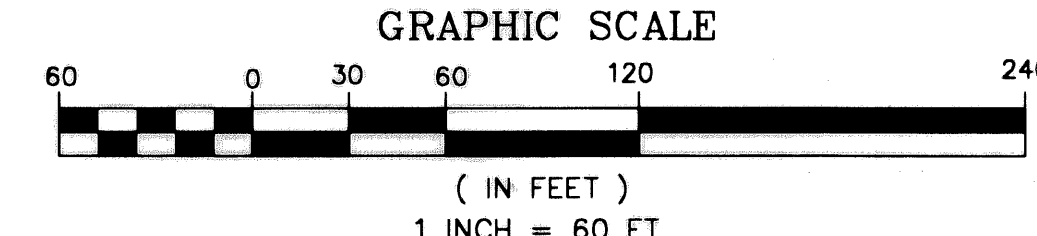
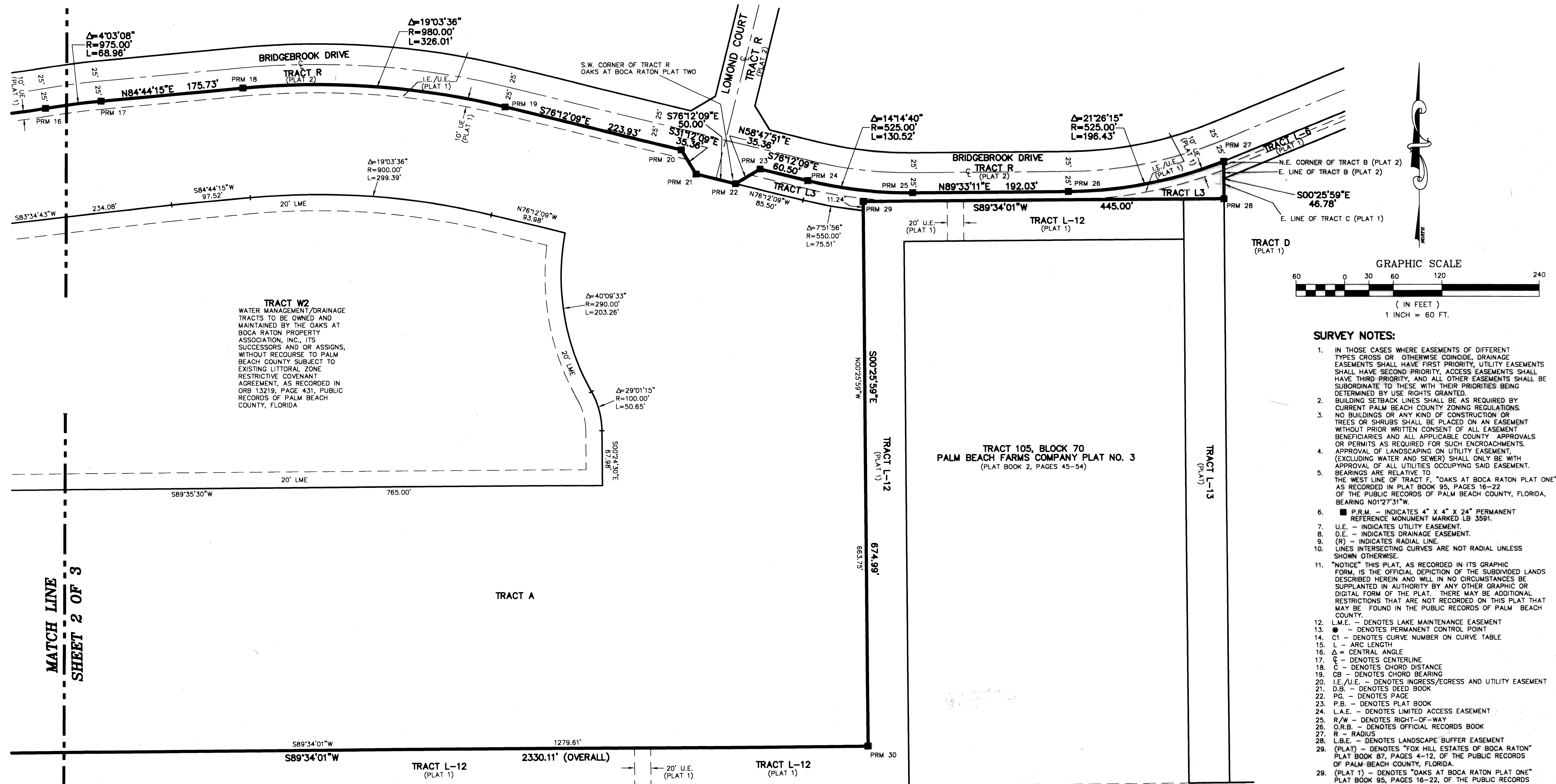
STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2003 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

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

SHEET 3 OF 3

## NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.00002099  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
 ADJUSTMENT, FLORIDA EAST ZONE.



- SURVEY NOTES:**
- 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.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
  - BEARINGS ARE RELATIVE TO THE WEST LINE OF TRACT F, "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16-22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N01°27'31"W.
  - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
  - U.E. - INDICATES UTILITY EASEMENT.
  - D.E. - INDICATES DRAINAGE EASEMENT.
  - (R) - INDICATES RADIAL LINE.
  - Lines intersecting curves are not radial unless shown otherwise.
  - "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.
  - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
  - - DENOTES PERMANENT CONTROL POINT
  - C1 - DENOTES CURVE NUMBER ON CURVE TABLE
  - L - ARC LENGTH
  - Δ - CENTRAL ANGLE
  - C - DENOTES CENTERLINE
  - CB - DENOTES CHORD DISTANCE
  - CB - DENOTES CHORD BEARING
  - I.E./U.E. - DENOTES INGRESS/EGRESS AND UTILITY EASEMENT
  - D.B. - DENOTES DEED BOOK
  - P.G. - DENOTES PAGE
  - P.B. - DENOTES PLAT BOOK
  - L.A.E. - DENOTES LIMITED ACCESS EASEMENT
  - R/W - DENOTES RIGHT-OF-WAY
  - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
  - R - RADIUS
  - L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
  - (PLAT) - DENOTES "FOX HILL ESTATES OF BOCA RATON" PLAT BOOK 87, PAGES 4-12, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - (PLAT 1) - DENOTES "OAKS AT BOCA RATON PLAT ONE" PLAT BOOK 95, PAGES 16-22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - (PLAT 2) - DENOTES "OAKS AT BOCA RATON PLAT TWO" PLAT BOOK 98, PAGES 196-198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBDIVISION Oaks at Boca Raton Plat 3  
 BOOK 99 PAGE 39  
 FLOOD ZONE # 215A  
 QUAD # 52 ZONING A-C-2  
 SE  
 TAZ 880  
 PUD NAME RAINBOW

