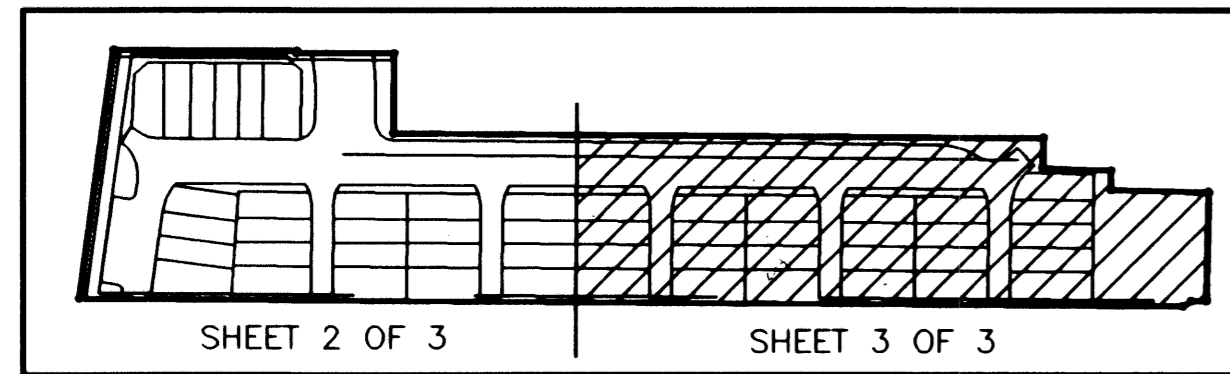


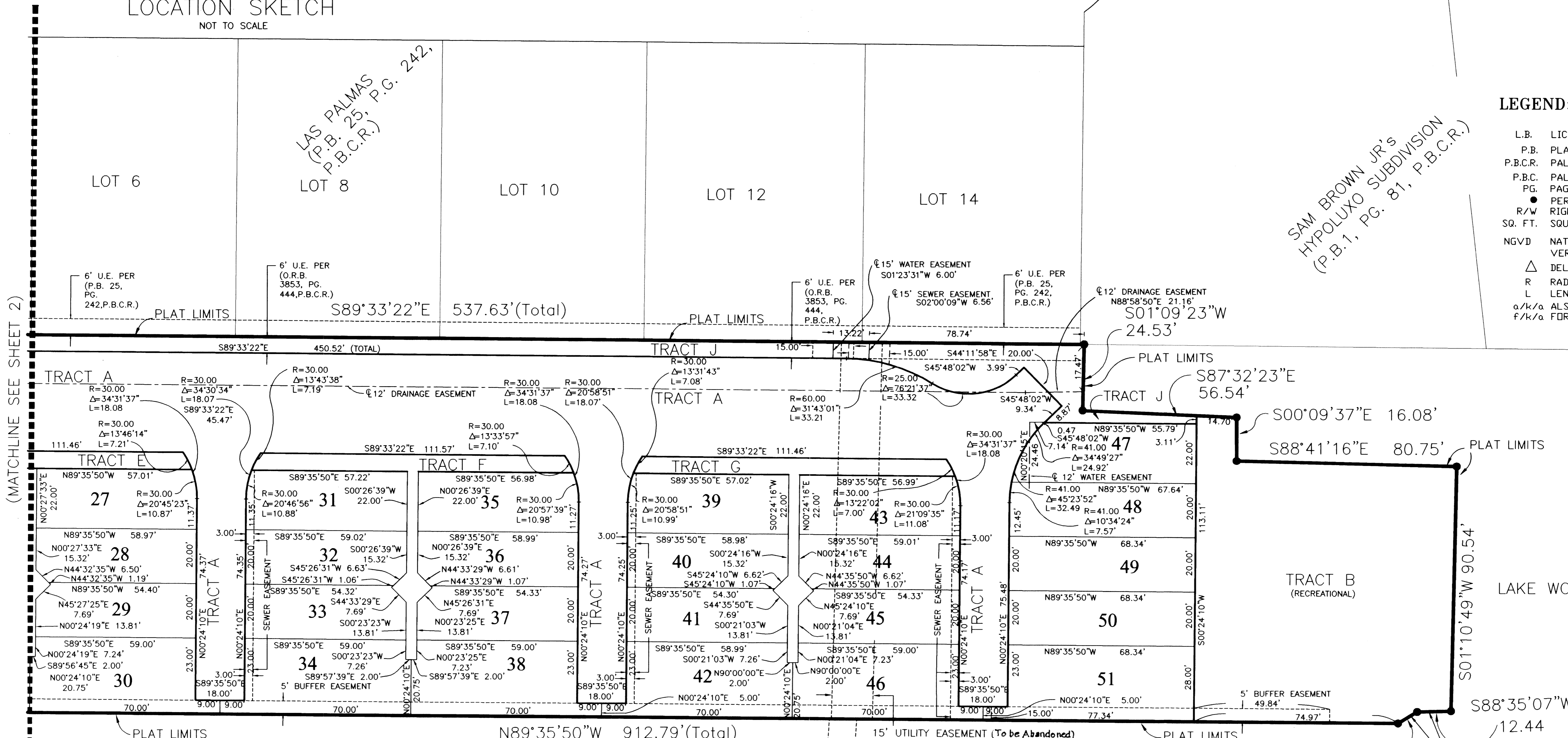
# "THE HARBORS, A PUD"

A REPLAT OF A PORTION OF LOTS 5 AND 6, SAM BROWN JR.'S HYPOLUXO SUBDIVISION,  
AS RECORDED IN PLAT BOOK 1, PAGE 81, PALM BEACH COUNTY RECORDS,  
LYING IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH }  
STATE OF FLORIDA } SS  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2003,  
AND DULY RECORDED  
IN PLAT BOOK NO. \_\_\_\_\_  
AT PAGE(S) \_\_\_\_\_  
DOROTHY H. WILKENS, CLERK  
BY: \_\_\_\_\_  
DEPUTY CLERK



LOCATION SKETCH  
NOT TO SCALE



- LEGEND:**
- L.B. LICENSED BUSINESS
  - P.B. PLAT BOOK
  - P.B.C.R. PALM BEACH COUNTY RECORDS
  - P.B.C. PALM BEACH COUNTY
  - PG. PAGE
  - PERMANENT REFERENCE MONUMENT
  - R/W RIGHT-OF-WAY
  - SQ. FT. SQUARE FEET
  - NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - Δ DELTA
  - R RADIUS
  - L LENGTH
  - a/k/a ALSO KNOWN AS
  - f/k/a FORMERLY KNOWN AS

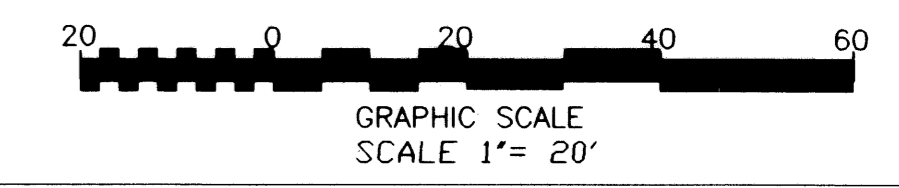
**PLAT NOTES:**  
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED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

**PLAT NOTES (Continued):**  
ROOFS ARE PERMITTED TO OVERHANG THE OPEN SPACES ADJACENT TO THE TOWNHOUSE UNITS (LOTS) BUT MAY NOT EXTEND OVER THE PLAT LIMITS OR EASEMENTS, AS SHOWN HEREON  
THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS PLAT.  
BEARINGS SHOWN HERE ON ARE RELATIVE TO AN ASSUMED BEARING ON NORTH 07°46'42" EAST ALONG THE EAST LINE OF US. HIGHWAY NO.1.

**PLAT NOTES (Continued):**  
THE SURVEYOR WAS NOT ABLE TO DETERMINE THE ANGULAR DIFFERENCE CREATED BY THE INTERSECTION OF THE SOUTH LINE OF SECTION 15 AND THE WEST LINE OF THE SAME SECTION AS A RESULT THE EASTERLY PROLONGATION OF THE SOUTH LINE OF ADJACENT SECTION 16 WAS USED TO PROVIDE A BEARING AND DISTANCE TIE TO THE SOUTHWEST CORNER OF THIS PLAT.  
THE PLANNED SEWER MAIN INSTALLATION IS LOCATED IN SOME INSTANCES NEAR TO THE PERIMETER OF TRACT A. AN ADDITIONAL SEWER EASEMENT, TRANSPARENT TO BUILDING SET BACKS, WAS GRANTED IN THOSE AREAS.

**AREA TABULATION:**

A	Area: 42,804 sq.ft. 0.98 acres
B	Area: 9,282 sq.ft. 0.21 acres
C	Area: 1,025 sq.ft. 0.02 acres
D	Area: 1,083 sq.ft. 0.02 acres
E	Area: 1,071 sq.ft. 0.02 acres
F	Area: 1,060 sq.ft. 0.02 acres
G	Area: 1,048 sq.ft. 0.02 acres
H	Area: 7,657 sq.ft. 0.18 acres
J	Area: 5,239 sq.ft. 0.12 acres
Lots	Area: 69,509 sq.ft. 1.60 acres
<b>Total Area:</b>	<b>139,778 sq.ft. 3.21 acres</b>



PREPARED BY:  
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