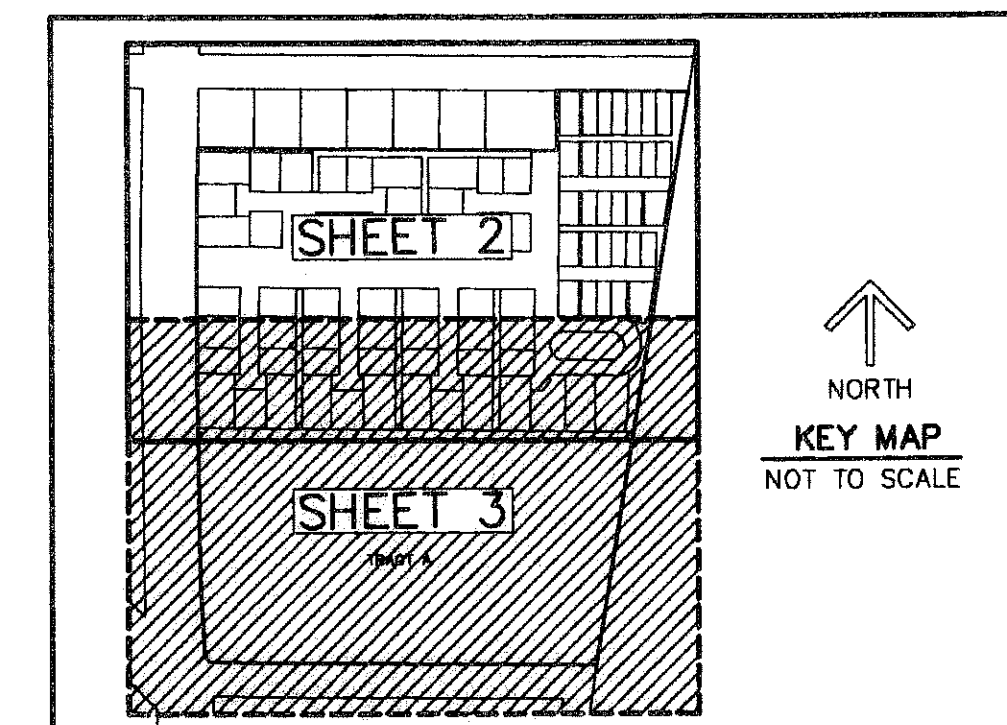
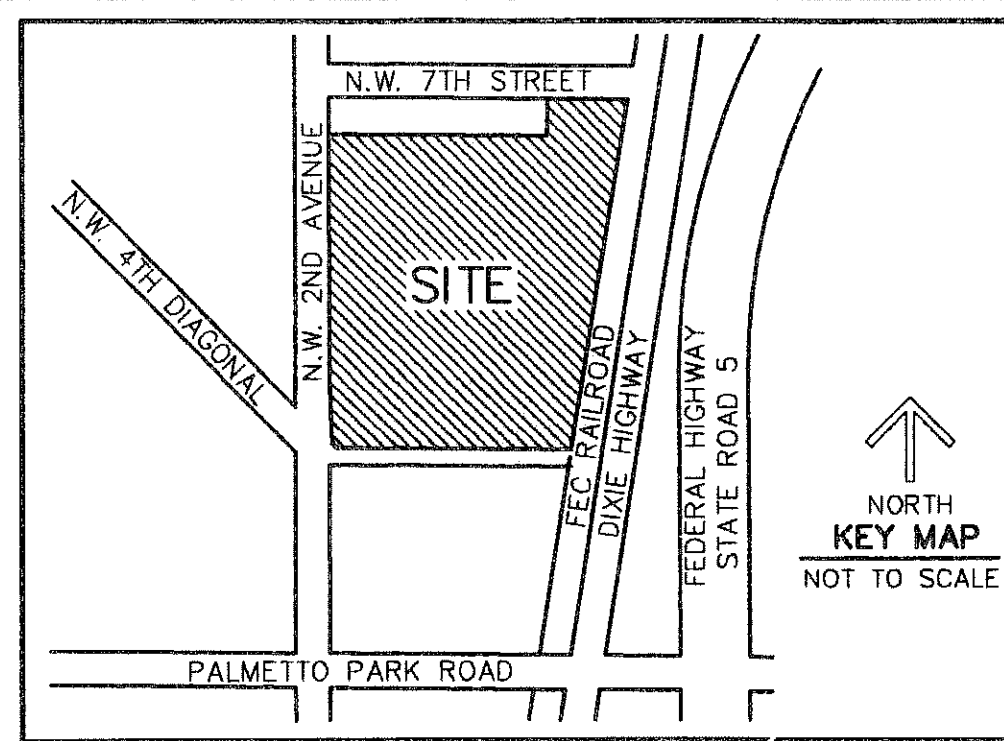


LIBRARY COMMONS

BEING A REPLAT OF LOTS 1 THROUGH 14, BLOCK 4, BOCA RATON HILLS,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 TOGETHER WITH THAT PORTION OF N.W. 1ST AVENUE, VACATED BY CITY OF BOCA RATON ORDINANCE NUMBER 4864,
 LYING IN SECTIONS 19 AND 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE 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
 APRIL - 2006

"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.

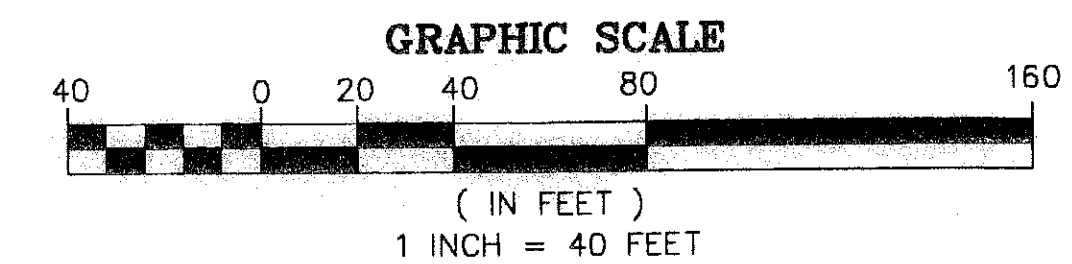
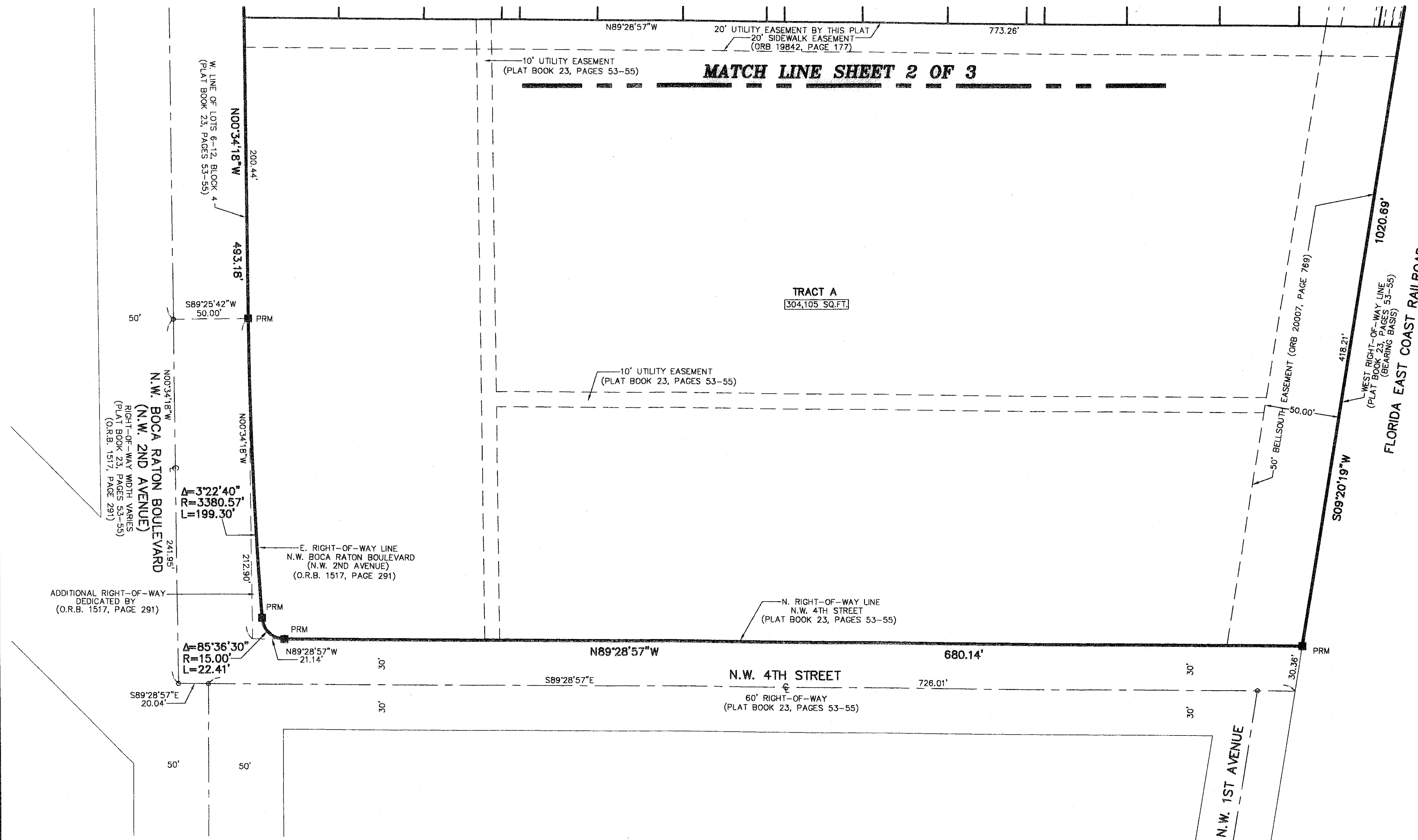


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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2006 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 SHARON R. BOCK
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

SHEET 3 OF 4



TABULAR DATA
 ZONING: PUD/R3 RESIDENTIAL
 LAND USE DESIGNATION: RM
 SITE - 727,929 SQUARE FEET/16.711 ACRES
 RESIDENTIAL - 287,605 SQUARE FEET/6.144 ACRES
 TRACT A - 304,105 SQUARE FEET/6.981 ACRES
 TRACTS R-R8 (ROADWAY) - 117,492 SQUARE FEET/2.697 ACRES
 TRACTS L-L9 (OPEN SPACE) - 38,727 SQUARE FEET/0.889 ACRES

- SURVEY NOTES:**
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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 CITY OF BOCA RATON 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S09°20'19"W ALONG THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD
 - P.R.M. - FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 1141.
 - - DENOTES PERMANENT CONTROL POINT (P.C.P.)
 - O.R.B. - DENOTES OFFICIAL RECORD BOOK
 - ⊕ - DENOTES CENTERLINE
 - Δ - DENOTES CENTRAL ANGLE
 - R - DENOTES RADIUS
 - L - DENOTES ARC LENGTH
 - CB - DENOTES CHORD BEARING
 - CD - DENOTES CHORD DISTANCE
 - UE - DENOTES UTILITY EASEMENT
 - SQ.FT. - DENOTES SQUARE FOOTAGE
 - LE - DENOTES LANDSCAPE EASEMENT