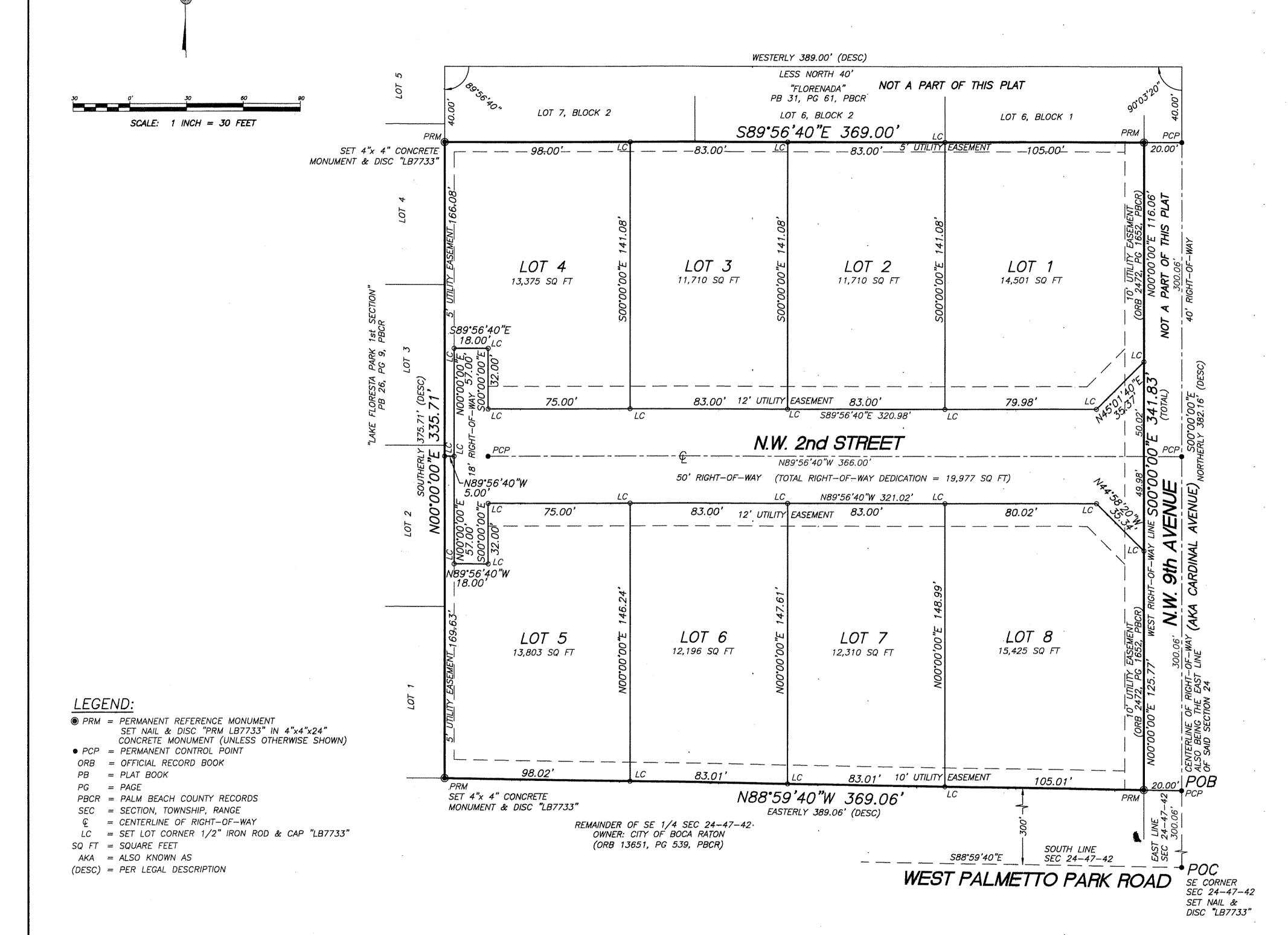
FLORESTA GROVE

BEING A PORTION OF THE SOUTHEAST ONE—QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2015



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

RECORD AT ______M,

THIS ____ DAY OF _____

A.D. 20____ AND DULY

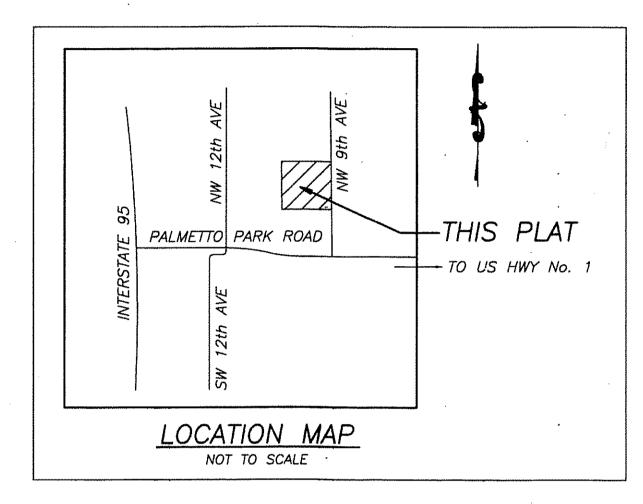
RECORDED IN PLAT BOOK _____

ON PAGES ____ AND ____

SHARON R. BOCK
CLERK & COMPTROLLER

SHEET 2 OF 2

DEPUTY CLERK



PLAT NOTES:

- 1. BEARING REFERENCE IS ASSUMED AND IS BASED ON THE EAST LINE OF SECTION 24,
 TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEARING SOO OO O E
- 2. GROSS AREA OF PLATTED LANDS 2.870 ACRES (125,006.5 SQUARE FEET) MORE OR LESS.
- 3. 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 DETERMINED BY USE OF RIGHTS GRANTED.
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF BOCA RATON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. THE LEGAL DESCRIPTION SHOWN ON SHEET 1 OF THIS PLAT IS PREPARED FROM THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5061, PAGE 1050, THE RIGHT—OF—WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 2398, AT PAGE 610, AND "LAKE FLORESTA PARK 1st SECTION" PLAT, RECORDED IN PLAT BOOK 26, AT PAGE 9, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

THIS PLAT PREPARED BY:



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