

47/35

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BOCA CHASE SECTION FIVE

(A PORTION OF BOCA CHASE, RIVIERA P.U.D.)
 A REPLAT OF A PORTION OF TRACTS 3, 4, 5 and 6
 "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2"
 OF SECTION 1, TOWNSHIP 47 South, RANGE 41 East
 (I-102 P.B.R.) PALM BEACH COUNTY, FLORIDA

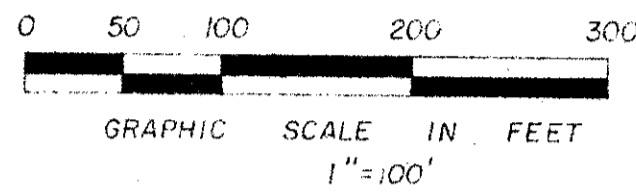
Prepared by:

HELLER - WEAVER and ASSOCIATES, Inc.

5310 North State Road 7, Suite E
 Fort Lauderdale, Florida 33319

Order No.: 4221

Sheet 2 of 2 Sheets



CURVE TABLE

Curve Number	Radius	Delta	ARC
1	55.00'	90°21'35"	86.74'
2	55.00'	89°30'50"	85.93'
3	55.00'	90°17'00"	86.67'
4	55.00'	89°50'35"	86.24'
5	25.00'	90°21'35"	39.43'
6	25.00'	89°50'35"	39.20'
7	25.00'	90°17'00"	39.39'
8	25.00'	89°30'50"	39.06'
9	25.00'	62°10'55"	27.13'
10	25.00'	62°10'55"	27.13'
11	85.00'	17°16'57"	25.62'
12	85.00'	4°50'50"	7.19'
13	85.00'	1°58'08"	2.92'
14	85.00'	7°02'58"	10.46'
15	85.00'	14°45'04"	21.88'

LAND USE TABULATION

- A) Single Family Residential 115 Lots
- B) Gross Acreage: 37.21
- C) Units Per Acre: 3.09
- D) Breakdown:
 - Dedicated Road Right of Way 6.49 ± Acres
 - Residential Area 25.405 ± Acres
 - Tract "A" (Commercial) 2.10 ± Acres
 - Tract "B" (Institutional) 2.10 ± Acres
 - Tract "C" (Park) 1.115 ± Acres
 - Total: 37.21 ± Acres

NOTES

- 1) * Indicates Permanent Control Point.
- 2) * Indicates Permanent Reference Monument.
- 3) U.E. Indicates Utility Easement.
- 4) D.E. Indicates Drainage Easement.
- 5) L.A.E. Indicates Limited Access Easement.
- 6) P.S. & I. Indicates Planting Schedule Easement.
- 7) Bearings shown hereon are based on the North Line of Section 1, Township 47 South, Range 41 East, having an assumed bearing of Due West as shown on the recorded plat of "Boca Chase Section Two" (P.B. 37 Pg's 108, 109) Palm Beach County Records.
- 8) No structures, trees, or shrubs shall be placed on Drainage Easements.
- 9) Approval of Landscaping on Utility Easements other than Water and Sewer, shall be only with the approval of all utilities occupying same.
- 10) No buildings or any kind of construction shall be placed on Drainage or Utility Easements.
- 11) The Buffer Areas as shown on this Plat are restricted, such that no improvements as approved by Palm Beach County, Florida, pursuant to the applicable Zoning and Landscape Ordinance and Code of Palm Beach County, Florida. All landscaping and fence improvements within Buffer Areas or a lot shall be maintained in their original condition or better condition by the owner of the lot of which said Buffer Areas is located pursuant to Article 14 of the First Amended Declaration of Covenants and Restrictions for Boca Chase, as recorded in Official Records Book 2183 at Page 192 of the Public Records of Palm Beach County, Florida.
- 12) The Baseline as mentioned in the description and shown on the map portion of this Plat refers to the line as shown on the Right-of-Way map prepared by the State of Florida State Road Department Right-of-Way Project 5268 Road No. (100) 7 Palm Beach County under Section 22910-210 Sheets 1 through 3, largest revision dated June 17, 1941. This Baseline was established by the firm of Healy and Beach, Inc. and is shown on plans named "Boca Circle at Spanish State Road No. 7" under Job No. 07/234 dated October 1940 Sheet 3 of 5.
- 13) Tract "A" is for Commercial use as allowed by the Palm Beach County Zoning Code.
- 14) Tract "B" is for Institutional Use as allowed by the Palm Beach County Zoning Code.
- 15) All Block corner radii are 25 feet unless otherwise shown.
- 16) Distances on Block corners are to the intersection of Block lines extended unless otherwise shown.

SUBDIVISION *
 BOOK 47
 FLOOD ZONE 6
 QUAD *
 SE
 PUD NAME

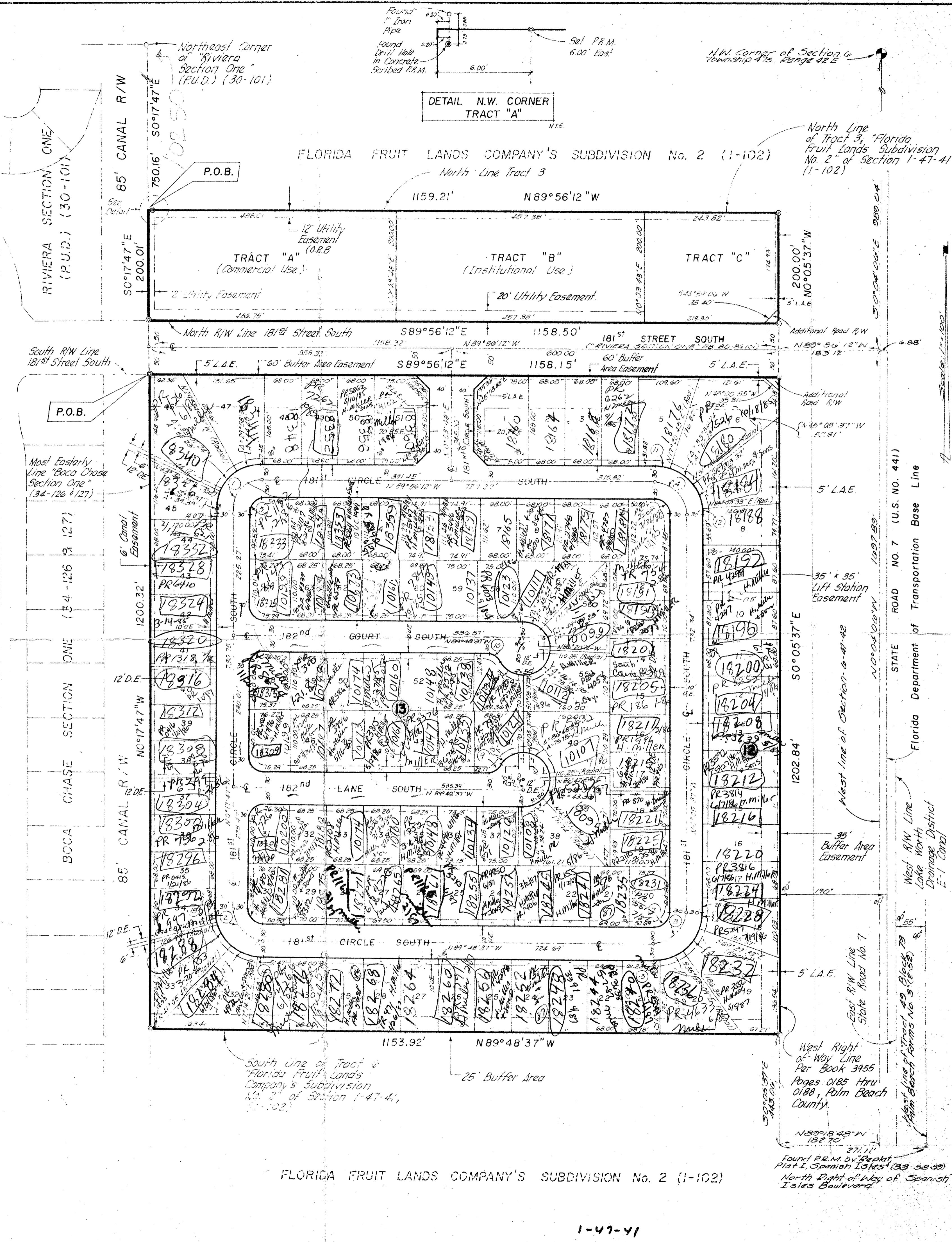
PAGE 35
 FLOOD MAP #1000
 ZONING
 ZIP CODE

TURNOUT REQUIRED
 SIDEWALK REQUIRED
 FSR 32 Pet 72-118 A
 308 PUD
 new setbacks

0303-001

47/35

This Plat Prepared By:
 Heller-Weaver and Associates, Inc.
 Drawn By:
 Cathy Lee Valentine
 Computed By:
 Donald L. Cato



FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 (I-102)

1-47-41