

49/106

THE PLUM No. 2

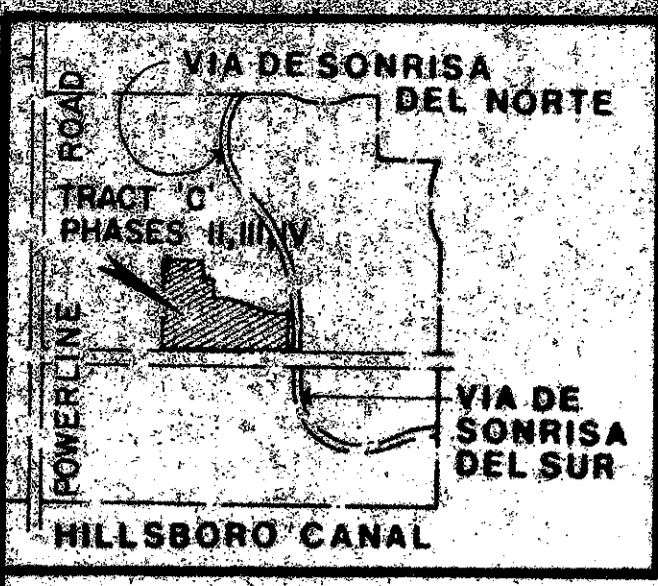
49/106

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1984, AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 JOHN B. DUNKLE,
 CLERK CIRCUIT COURT
 BY _____
 DEPUTY CLERK

P.U.D. TABULAR DATA

TOTAL AREA THIS PLAT	21,984 AC.
AREA OF RESIDENTIAL PARCELS	17,0759 AC.
AREA OF ACCESS PARCELS B,C,D	3,2874 AC.
AREA OF PRIVATE ROAD R/W (PARCEL A)	0,7806 AC.
AREA OF RECREATION PARCEL	0,3285 AC.
AREA OF OPEN SPACE (PARCELS S-1 THRU S-6)	0,5117 AC.
NO. OF UNITS	308
DENSITY	14.01 UNITS/AC.
LAND USE - TOWNHOUSES/GARDEN APARTMENTS	

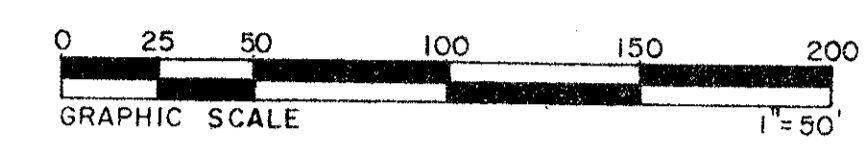
LOCATION PLAN



A PORTION OF BOCA POINTE P.U.D. BEING A REPLAT OF A PORTION OF TRACT "C", BOCA POINTE PLAT No. 3 AS RECORDED IN PLAT BOOK 46, PAGES 123, 124, 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEC. 34, TWP. 47 S, RGE. 42 E

PREPARED BY
CAULFIELD and WHEELER, INC.
 LAND SURVEYORS-CONSULTING ENGINEERS
 2290 NW 2nd AVENUE
 BOCA RATON, FLORIDA 33431



SHEET No. 2 of 2

SURVEY NOTES

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N. 89° 36' 55" E., ALONG THE NORTH LINE OF TRACT "C" AS SHOWN ON THE RECORD PLAT OF BOCA POINTE No. 3, AS RECORDED IN PLAT BOOK 46, PAGES 123, 124, 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

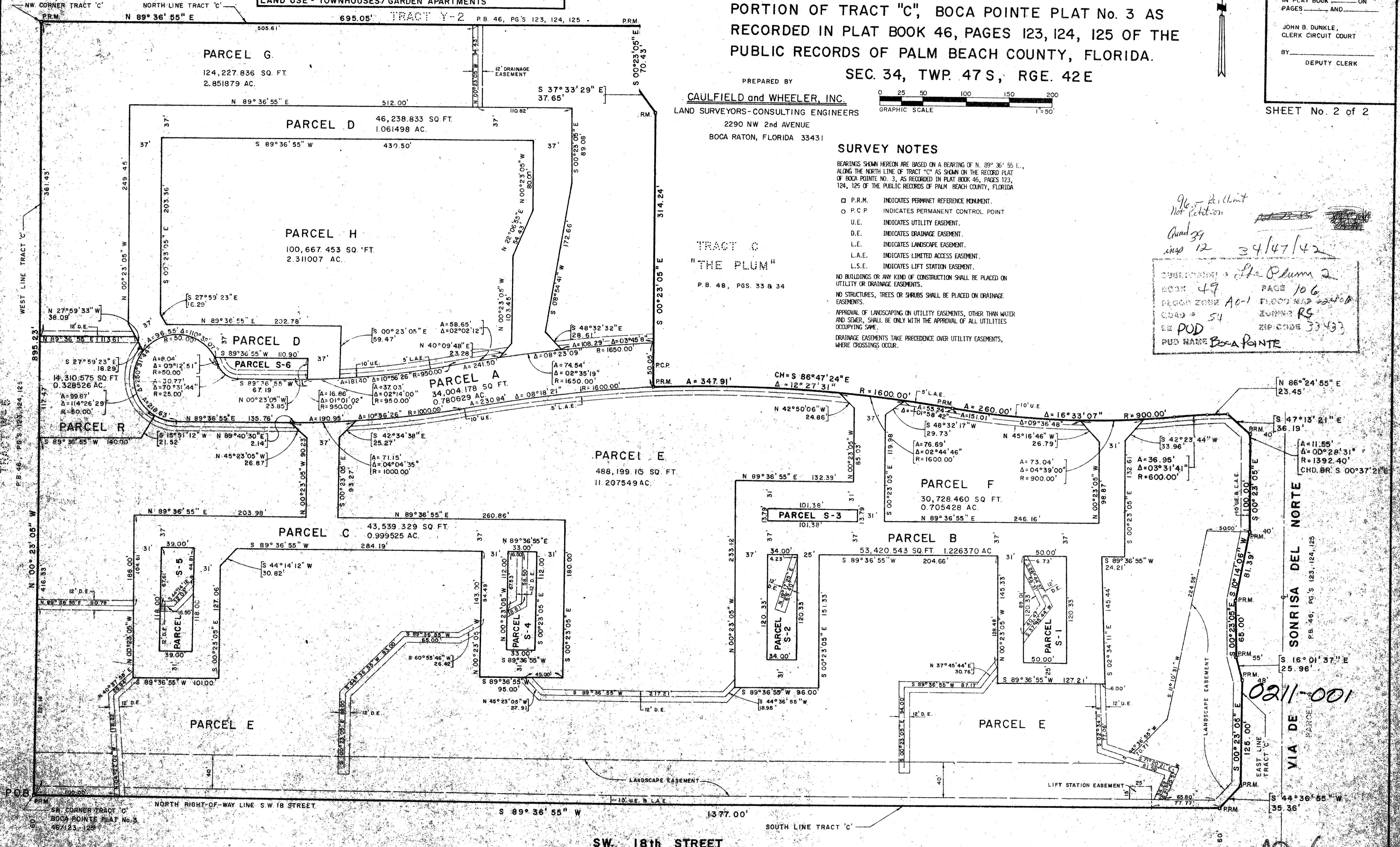
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
- P.C.P. INDICATES PERMANENT CONTROL POINT.
- U.E. INDICATES UTILITY EASEMENT.
- D.E. INDICATES DRAINAGE EASEMENT.
- L.E. INDICATES LANDSCAPE EASEMENT.
- L.A.E. INDICATES LIMITED ACCESS EASEMENT.
- L.S.E. INDICATES LIFT STATION EASEMENT.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

DRAINAGE EASEMENTS TAKE PRECEDENCE OVER UTILITY EASEMENTS, WHERE CROSSINGS OCCUR.

96-211-001
Notation
April 99
map 12
 34/47/42
 SUBDIVISION - *The Plum 2*
 BOOK 49 PAGE 106
 ZONING A-1 FLOOD MAP 224-10
 CURB # 54 ZONING RS
 BE PUD ZIP CODE 33493
 PUD NAME Boca Pointe



DRAWING NUMBER

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