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THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, SUITE "C", WEST PALM BEACH, FLORIDA 33409. PHONE: 689-2111

BOCA RIO NORTH

A PART OF BOCA RIO, A P.U.D.
BEING A REPLAT OF PORTIONS OF TRACTS 72 THROUGH 82, INCLUSIVE, AND TRACTS 91 & 92, BLOCK 80, PALM BEACH FARMS COMPANY, PLAT NUMBER THREE, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, LYING IN SECTIONS 29 AND 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST; AUGUST 1984
PALM BEACH COUNTY, FLORIDA
SHEET 3 OF 3

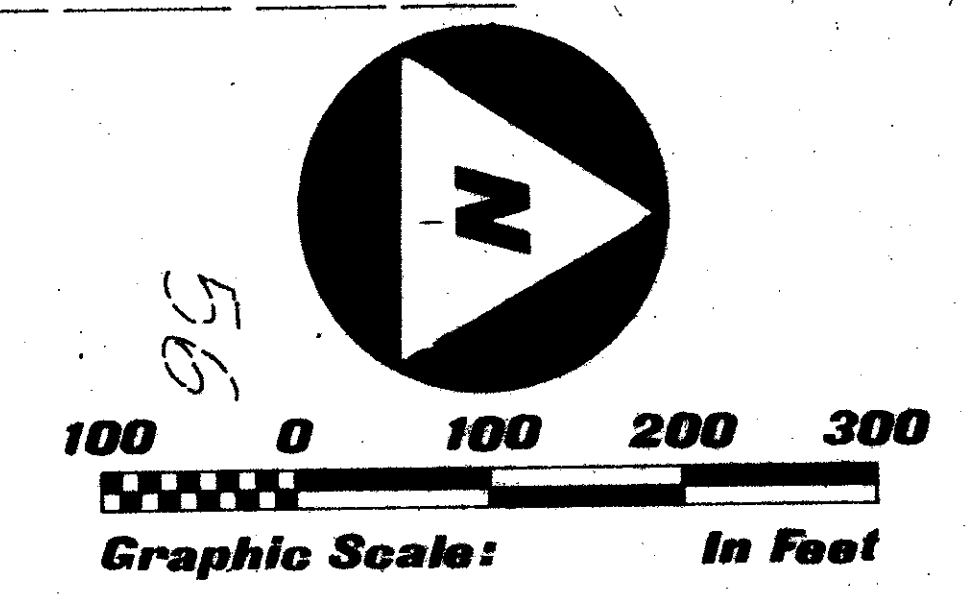
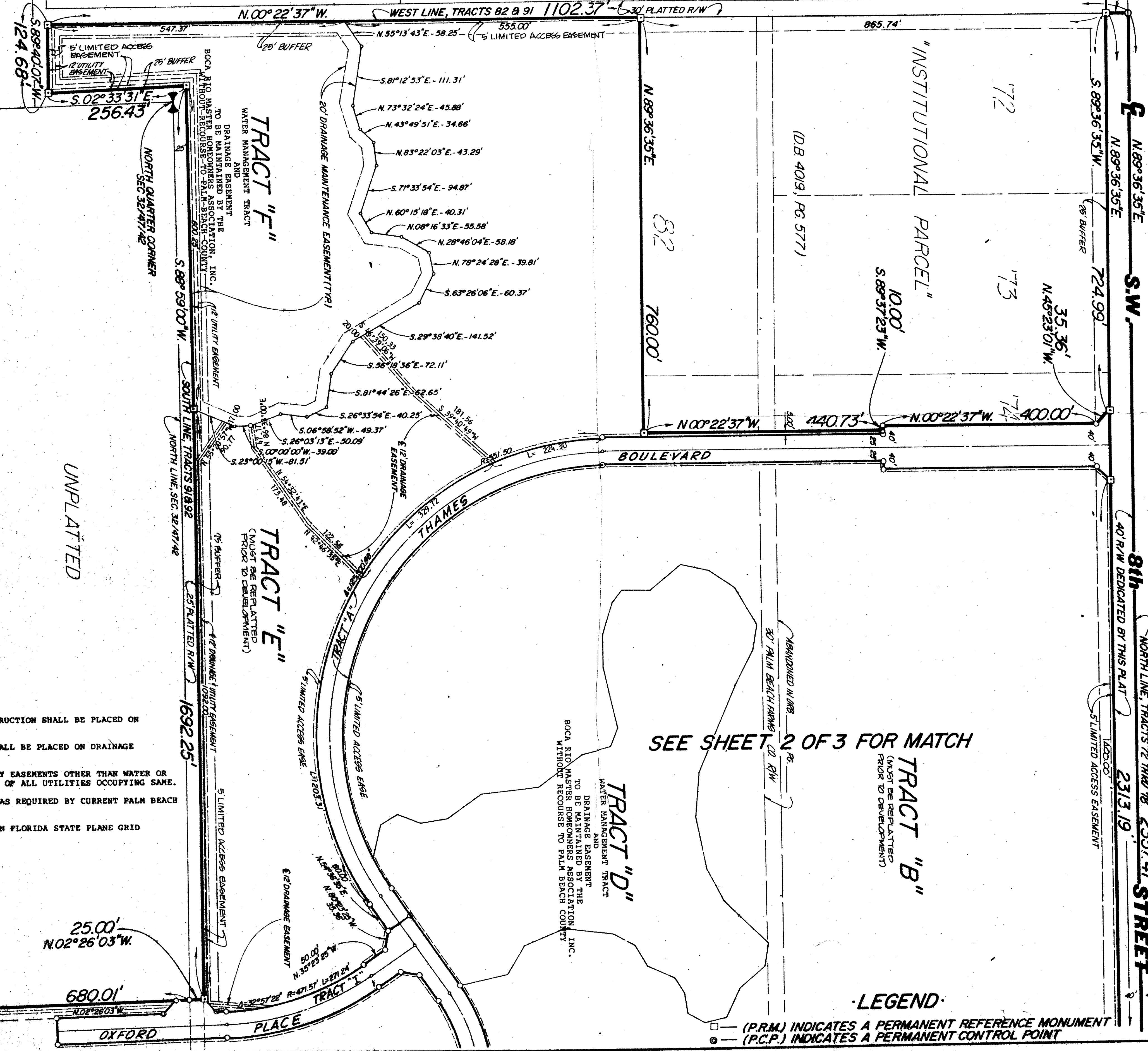
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ DAY OF _____ AD, 1984 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: _____ DC

PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54) 90

BOCA RATON TERRACE (P.B. 4, PG. 2)

PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)

TRACT 1
BLOCK 83



- SURVEYOR'S NOTES:**
- 1) NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - 2) NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 - 3) APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - 4) BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - 5) BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID AZIMUTHS, EAST ZONE.

SEE SHEET 2 OF 3 FOR MATCH

TRACT "B"
(MUST BE REPLATTED PRIOR TO DEVELOPMENT)

TRACT "D"
DRAINAGE EASEMENT
WATER MANAGEMENT TRACT
TO BE MAINTAINED BY THE BOCA RIO MASTER HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY

TRACT "E"
(MUST BE REPLATTED PRIOR TO DEVELOPMENT)

TRACT "F"
DRAINAGE EASEMENT
WATER MANAGEMENT TRACT
TO BE MAINTAINED BY THE BOCA RIO MASTER HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY

- LEGEND**
- (PRM) INDICATES A PERMANENT REFERENCE MONUMENT
 - (P.C.P.) INDICATES A PERMANENT CONTROL POINT

29/47/42
Division - Boca Rio North
BOOK 50 PAGE 174
PLAT NO. 0212-001
PUD
2833 EXCHANGE COURT
WEST PALM BEACH, FLORIDA 33409
PHONE: 689-2111

Boca Rio North
50/174

BENCH MARK
Land surveying and mapping, inc.

ONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

0212-001
RECORD PLAT

DESIGNED	DRAWN	CHECKED	JOB NO.
DATE	SCALE	APPROVED	FILE NO.
AUG, 1984	1"=100'	DRP	
			SHEET OF
			6 3

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

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