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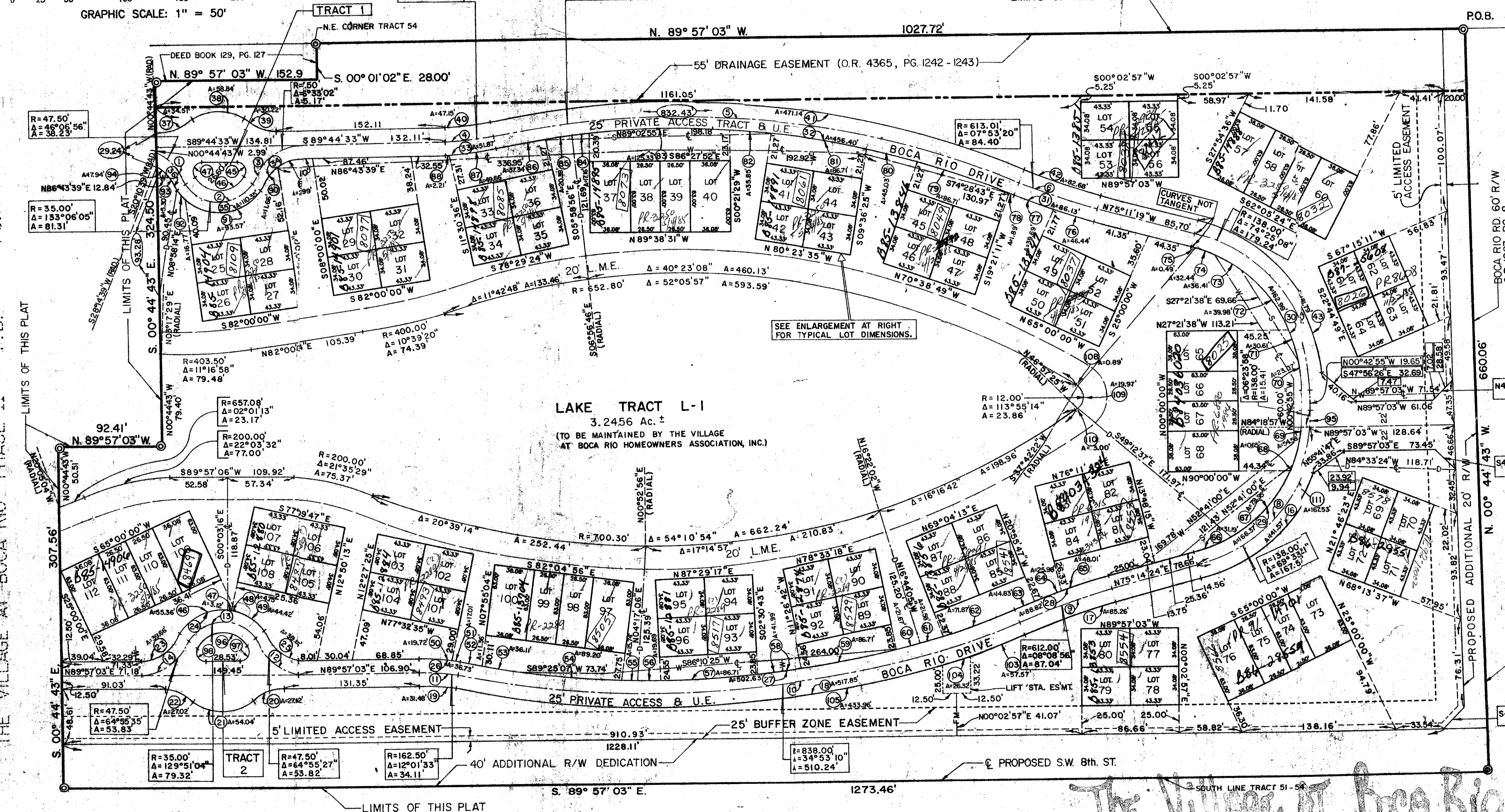
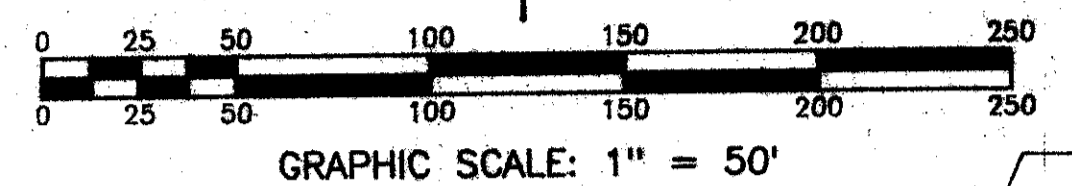
THE VILLAGE AT BOCA RIO PHASE I

A PART OF THE VILLAGE AT BOCA RIO, A P.U.D.
BEING A REPLAT OF PORTIONS OF TRACTS 51 THROUGH 54, BLOCK 80 PALM BEACH FARMS COMPANY, PLAT NUMBER THREE, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

PHASE I P.U.D. STATISTICS

ACREAGE = 18.449 Ac.
UNITS = 88
DENSITY = 4.77 UNITS PER ACRE.
TYPE OF UNIT = FEE SIMPLE TOWNHOME/VILLA.
ACRES: 18.4486 ±

- ⊙ INDICATES P.R.A - PERMANENT REFERENCE MONUMENT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
- INDICATES P.C. - PERMANENT CONTROL POINT.
- W— INDICATES CENTERLINE OF 12' WATER EASEMENT.
- S— INDICATES CENTERLINE OF 12' SANITARY SEWER EASEMENT.
- FM— INDICATES CENTERLINE OF 12' FORCE MAIN EASEMENT.
- D— INDICATES CENTERLINE OF 12' DRAINAGE EASEMENT.
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND 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.
- L.M.E. INDICATE 10' LAKE MAINTENANCE EASEMENT.



29/17/19
SUBDIVISION *The Village at Boca Rio*
BLOCK 80 PHASE 190
PLAT BOOK 2 PG. 45-54
PUD NAME *Boca Rio*

ENLARGEMENT OF TYPICAL LOT DIMENSIONS
SCALE 1" = 40'

34.08'	43.33'	34.08'	43.33'
34.08'	43.33'	34.08'	43.33'
34.08'	43.33'	34.08'	43.33'

CURVE DATA

No.	RADIUS	DELTA	ARC
53	825.50	02°30'22"	36.11'
54	825.50	06°11'29"	89.20'
55	825.50	01°05'34"	15.74'
56	825.50	01°22'00"	19.69'
57	825.50	06°01'06"	86.71'
58	825.50	02°54'52"	41.99'
59	825.50	06°01'06"	86.71'
60	825.50	01°30'14"	21.67'
61	825.50	01°29'53"	21.58'
62	825.50	04°59'18"	71.87'
63	624.50	01°21'37"	14.83'
64	624.50	02°23'01"	25.98'
65	624.50	04°24'18"	48.01'
66	125.50	14°14'24"	31.19'
67	125.50	36°29'59"	79.95'
68	125.50	00°17'44"	0.65'
69	125.50	24°55'13"	54.58'
70	125.50	10°31'56"	23.07'
71	125.50	13°58'22"	30.61'
72	125.50	18°15'14"	39.98'
73	125.50	16°37'14"	36.41'
74	125.50	14°48'36"	32.44'
75	125.50	00°13'28"	0.49'
76	625.51	04°15'14"	46.44'
77	625.51	03°38'07"	39.69'
78	774.48	00°08'22"	1.89'
79	774.48	06°24'54"	86.71'
80	774.48	03°19'53"	45.03'
81	774.48	06°24'54"	86.71'
82	774.48	02°39'09"	35.85'
83	774.48	09°16'20"	125.33'
84	774.48	01°16'10"	17.16'
85	774.48	01°30'28"	20.38'
86	774.48	02°45'44"	37.34'
87	775.00	00°20'47"	49.66'
88	775.00	00°27'39"	2.21'
89	35.00	47°27'36"	28.99'
90	35.00	19°05'26"	11.66'
91	47.50	112°52'10"	93.57'
92	47.50	20°13'54"	16.77'
93	35.00	08°40'22"	5.30'
94	35.00	29°22'34"	17.94'
95	138.00	06°23'58"	15.41'
96	22.50	129°51'04"	50.99'
97	6.75	115°04'31"	13.66'
98	6.75	115°04'25"	13.56'
103	850.50	03°52'42"	57.57'
104	850.50	01°46'22"	26.32'
105	850.50	29°14'06"	433.98'
108	12.00	04°15'35"	0.89'
109	12.00	05°20'13"	19.97'
110	12.00	14°19'26"	8.90'

CURVE DATA

No.	RADIUS	DELTA	ARC
1	47.50	46°06'56"	38.23'
2	35.00	133°06'05"	81.31'
3	47.50	66°33'02"	55.17'
4	262.50	10°48'25"	49.51'
5	786.98	33°45'53"	463.77'
6	613.01	07°53'20"	84.40'
7	138.00	74°25'08"	179.24'
8	138.00	75°57'19"	182.94'
9	612.00	08°08'56"	87.04'
10	838.00	34°53'10"	510.24'
11	162.50	12°01'33"	34.11'
12	47.50	64°55'27"	53.82'
13	35.00	129°51'04"	79.32'

CURVE DATA

No.	RADIUS	DELTA	ARC
14	47.50	64°55'35"	53.83'
15	VOID	VOID	VOID
16	150.50	53°53'47"	141.57'
17	599.50	08°08'56"	85.26'
18	850.50	34°53'10"	517.85'
19	150.00	12°01'33"	31.48'
20	65.00	23°49'08"	27.02'
21	65.00	47°38'16"	54.04'
22	65.00	23°49'08"	27.02'
23	35.00	64°55'36"	39.66'
24	47.50	129°51'04"	107.65'
25	35.00	64°55'30"	39.66'
26	175.00	12°01'33"	36.73'

Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS
6300 Northeast 1st Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

CURVE DATA

No.	RADIUS	DELTA	ARC
27	825.50	34°53'10"	502.63'
28	624.50	08°08'56"	88.82'
29	125.50	75°57'19"	166.37'
30	125.50	74°24'49"	162.99'
31	625.51	07°53'20"	86.13'
32	774.48	33°45'53"	456.40'
33	275.00	10°48'25"	51.87'
34	35.00	66°33'02"	40.65'
35	47.50	133°06'05"	110.35'
36	35.00	38°02'56"	23.24'
37	55.00	35°56'46"	34.91'
38	45.00	74°54'42"	58.84'
39	45.00	38°28'40"	30.22'

CURVE DATA

No.	RADIUS	DELTA	ARC
40	250.00	10°48'25"	47.15'
41	799.48	33°45'53"	471.14'
42	600.51	07°53'20"	82.68'
43	150.50	69°12'30"	181.79'
44	VOID	VOID	VOID
45	8.00	113°26'58"	15.84'
46	47.50	66°46'30"	55.36'
47	47.50	03°46'04"	3.12'
48	47.50	05°43'49"	4.75'
49	47.50	53°34'41"	44.42'
50	175.00	06°27'19"	19.72'
51	175.00	05°34'14"	17.01'
52	825.50	00°47'18"	11.36'
111	138.00	69°33'21"	167.53'

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