BOCA SPRINGS

A REPLAT OF PORTIONS OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (P.B. 1, PG. 102 PALM BEACH COUNTY RECORDS) OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND PORTION OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

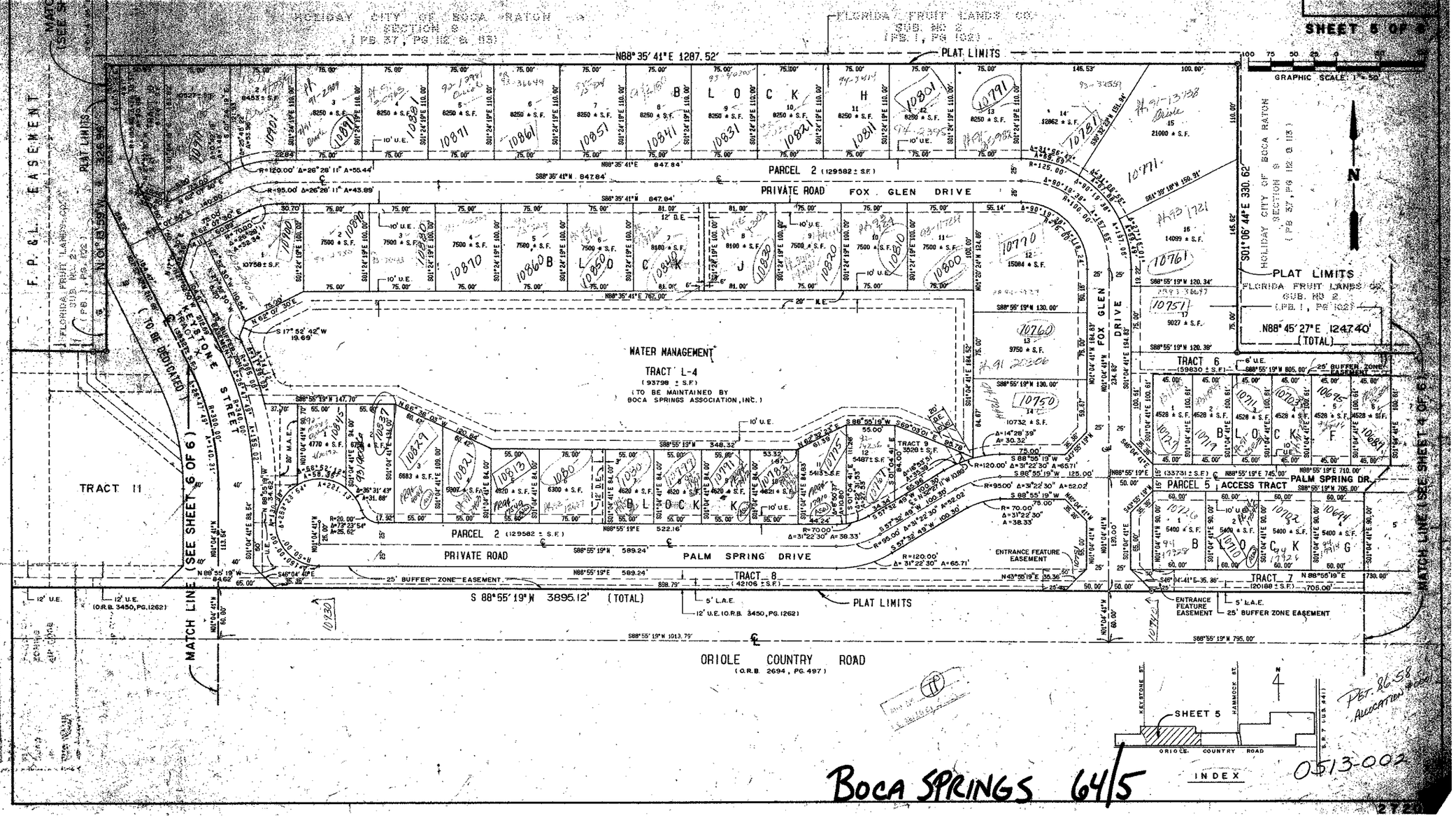
THIS INSTRUMENT PREPARED BY
ISHMAEL S. MOHAMED P.L.S.
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
2200 PARK CENTRAL BLVD. N. SUITE 100,
POMPANO BEACH, FLORIDA, 33064
(305) 974-2200 FAX (305) 973-2686

DATED: MAR., 1989. DRAWN BY: C.C.L.

0513-002

SURVEYOR'S NOTES:

1) ⊙ Denotes Permanent Reference Monuments (P.R.M.)
2) ∘ Denotes Permanent Control Point (P.C.P.)
3) M.E. Denotes Maintenance Easement
4) M.A.E. Denotes Maintenance Access Easement
5) U.E. Denotes Utility Easement
6) L.A.E. Denotes Limited Access Easement
7) A.E. Denotes Access Easement
8) Bearings shown hereon are based on East line of Boundary Plat of Oriole Country, PB 32, Pg 175-180 (North 1°15'11" West). It is also the West line of this Plat.
9) Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
10) No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
11) No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements.
12) No landscaping will be permitted in utility easements for water and sewer.
13) Easements are for Public Utilities, unless otherwise noted.
14) Where Utility and Drainage Easements cross, Drainage Easements take precedence.
15) No landscaping or construction shall be placed within the 20 foot lake maintenance easement except paved surfaces which shall be permitted.
16) Notice: There may additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
17) Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system which services a County Road.
18) D.E. Denotes Drainage Easement



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