

THE SHORES AT BOCA RATON PHASES III AND IV PUD

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

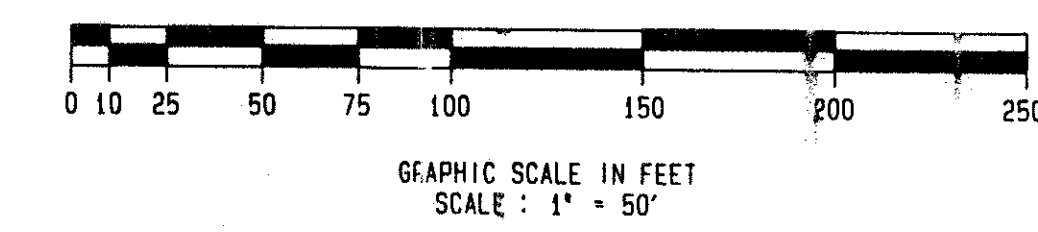
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MARCH 1994

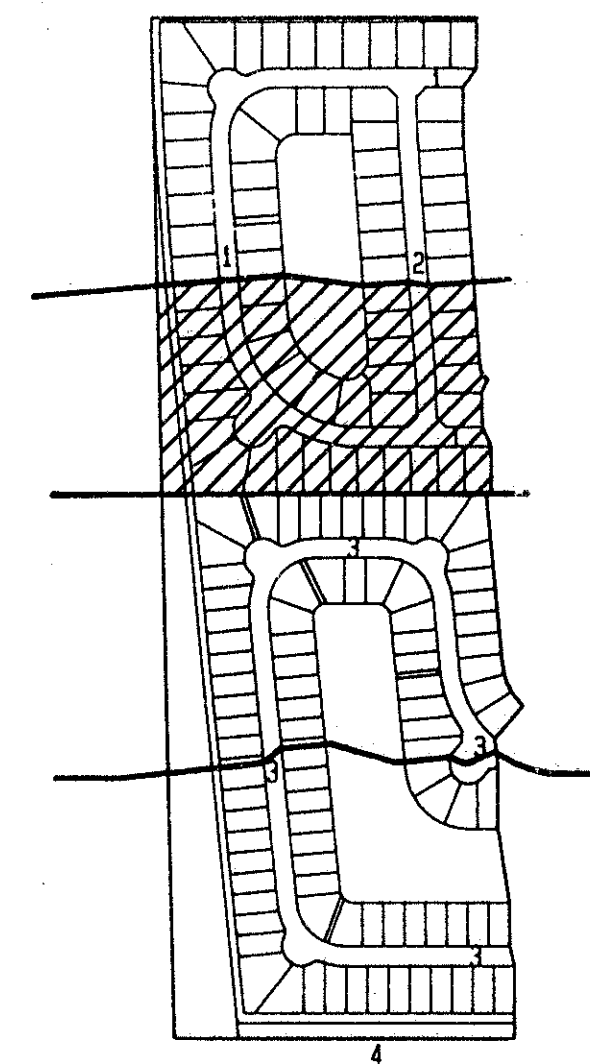
SHEET 4 OF 6



MATCH LINE J-J
SEE SHEET 3 OF 6

MATCH LINE J-J
SEE SHEET 3 OF 6

NOTE:
ALL LINES INTERSECTING CURVES ARE
RADIAL UNLESS DENOTED OTHERWISE.
* - DENOTES NON-RADIAL



KEY MAP
NOT TO SCALE

MATCH LINE K-K
SEE SHEET 5 OF 6

MATCH LINE K-K
SEE SHEET 5 OF 6

DESCRIPTION	SQUARE FEET	DESCRIPTION	SQUARE FEET
TRACT B-1	77,972	LOT 232	8,436
TRACT E-1	2,400	LOT 233	8,426
TRACT X	185,798	LOT 302	10,378
TRACT Z	162,137	LOT 303	9,193
LAKE TRACT NO. 3	121,353	LOT 304	8,400
LOT 218	8,400	LOT 305	8,400
LOT 219	8,400	LOT 306	8,400
LOT 220	8,400	LOT 307	10,339
LOT 221	8,400	LOT 308	9,133
LOT 222	8,400	LOT 309	8,452
LOT 223	8,564	LOT 310	8,400
LOT 224	9,574	LOT 311	8,400
LOT 225	11,480	LOT 312	8,400
LOT 226	10,336	LOT 313	9,934
LOT 227	15,839	LOT 314	10,116
LOT 228	10,763	LOT 315	10,678
LOT 229	11,233	LOT 316	10,766
LOT 230	10,822	LOT 317	10,422
LOT 231	9,092		

NOTES:

ALL P.M.'S WERE SET UNLESS NOTED OTHERWISE. P.M.'S FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N 89° 45' 15" E ALONG THE EAST-WEST QUARTER LINE OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE(S) IN PERPETUITY.

- LEGEND:
- C CENTERLINE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA OR CENTRAL ANGLE
 - T TANGENT
 - CB CHORD BEARING
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - P.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - E.P.M. EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
 - E.P.C.P. EXISTING PERMANENT CONTROL POINT NUMBER 1141
 - U UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - LAE LIMITED ACCESS EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LZE LITTORAL ZONE EASEMENT
 - ROE ROOF OVERHANG EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - D.B. DEED BOOK
 - P.G. PAGE
 - F.P. & L. FLORIDA POWER AND LIGHT
 - 325 LOT NUMBER

THIS INSTRUMENT WAS PREPARED BY:
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*PET. 92-56
ALOC. #0001
5/3/3/M*

Subdivision: The Shores at Boca Raton
Book: 74
Page: 12
Flood Zone: AD-1
Flood Map: 100G
Zoning: PUD
Quad: 68
SE: 92-56
PUD Name: 92-56
E.A.R.N.S. 7/19/94

0624-003

74/42

THE SHORES AT BOCA RATON PHASES III & IV