

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
NOVEMBER - 1994

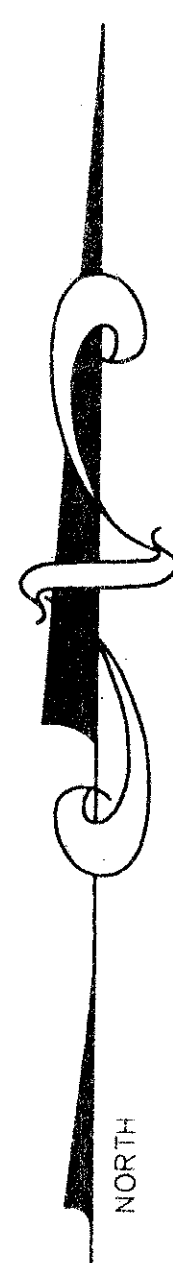
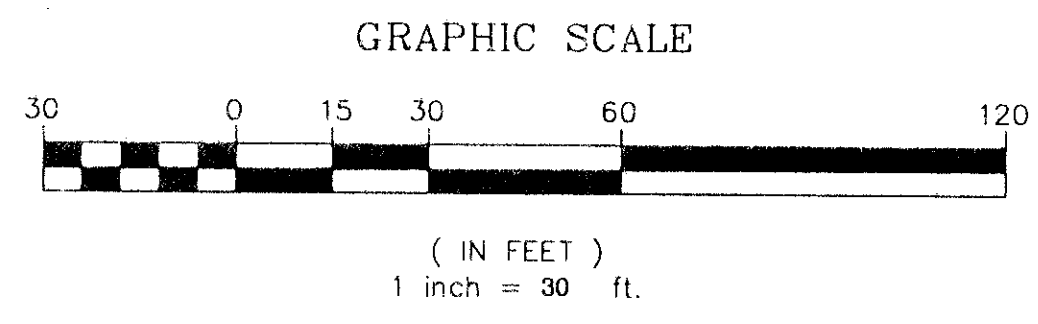
THE COACH HOMES AT VILLA SONRISA

A PLANNED UNIT DEVELOPMENT
BEING A PART OF BOCA POINTE, P.U.D., AND
BEING A REPLAT OF A PORTION OF TRACT "D", VILLA SONESTA AT BOCA POINTE PHASE I, AS RECORDED IN
PLAT BOOK 48, PAGES 163 AND 164, AND A PORTION OF TRACT "A" BOCA POINTE NO. 3, AS RECORDED IN PLAT BOOK
48, PAGES 123 THROUGH 125, AND LYING IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

211-041

98

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1995 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK



*PET. 83.75E
MULTI 1192
SFD 5/3/98*

ROAD SHEET 2 OF 3

- TYPICAL LEGEND NOTES**
- L - ARC LENGTH
 - COR. - CORNER
 - FND. - FOUND
 - INT - INTERSECTION
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - MON. - MONUMENT
 - NO. - NUMBER
 - P.B. - PLAT BOOK
 - P.C.P. - PERMANENT CONTROL POINT
 - P.I. - POINT OF INTERSECTION
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PROP. - PROPOSED
 - P.T. - POINT OF TANGENCY
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - RCE. - RANGE
 - S.B.T. - SOUTHERN BELL TELEPHONE
 - SEC. - SECTION
 - SQ. FT. - SQUARE FEET
 - TWP. - TOWNSHIP

*TRACT A
BOCA POINTE PUD*

SURVEY NOTES:

1. In those cases where easements of different types cross or otherwise coincide, 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 being determined by use rights granted.
2. Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
3. No buildings 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.
4. Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
5. Bearings shown hereon are relative to "VILLA SONESTA AT BOCA POINTE PHASE I", as recorded in Plat Book 48, Page 163 and 164 of the Public Records of Palm Beach County, Florida, based on the East line of Tract "D" bearing S39°33'18"E.
6. P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
7. U.E. - indicates utility easement.
8. D.E. - indicates drainage easement.
9. Lines intersecting curves are non-radial unless shown otherwise.
10. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
11. L.A.E. - indicates limited access easement.
12. ESMT. - indicates easement.
13. O.R.B. - indicates Official Records Book.

0211-04175/98

SEE SHEET 3 FOR EASEMENT GEOMETRY

THE COACH HOMES AT VILLA SONRISA

SUBDIVISION - The Coach Homes At Villa Sonesta
BOOK 75 - Villa Page 98
FLOOD ZONE AD-1 FLOOD MAP #2403
QUAD # 39 ZONING RS
SE 73-85 ZIP CODE 33432
PUD NAME Boca Pointe 27147142

TAZ-686

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000309
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N39°33'18"W (PLAT BEARING) COUNTERCLOCKWISE
+0°18'33" = BEARING ROTATION
N39°51'51"W (GRID BEARING) (PLAT TO GRID)

EAST LINE TRACT "D", VILLA SONESTA AT BOCA POINTE PHASE ONE
PER PLAT BOOK 48, PAGES 163 AND 164

