

"ARC AT BOCA RATON"

A PUD

PALM BEACH COUNTY, FLORIDA

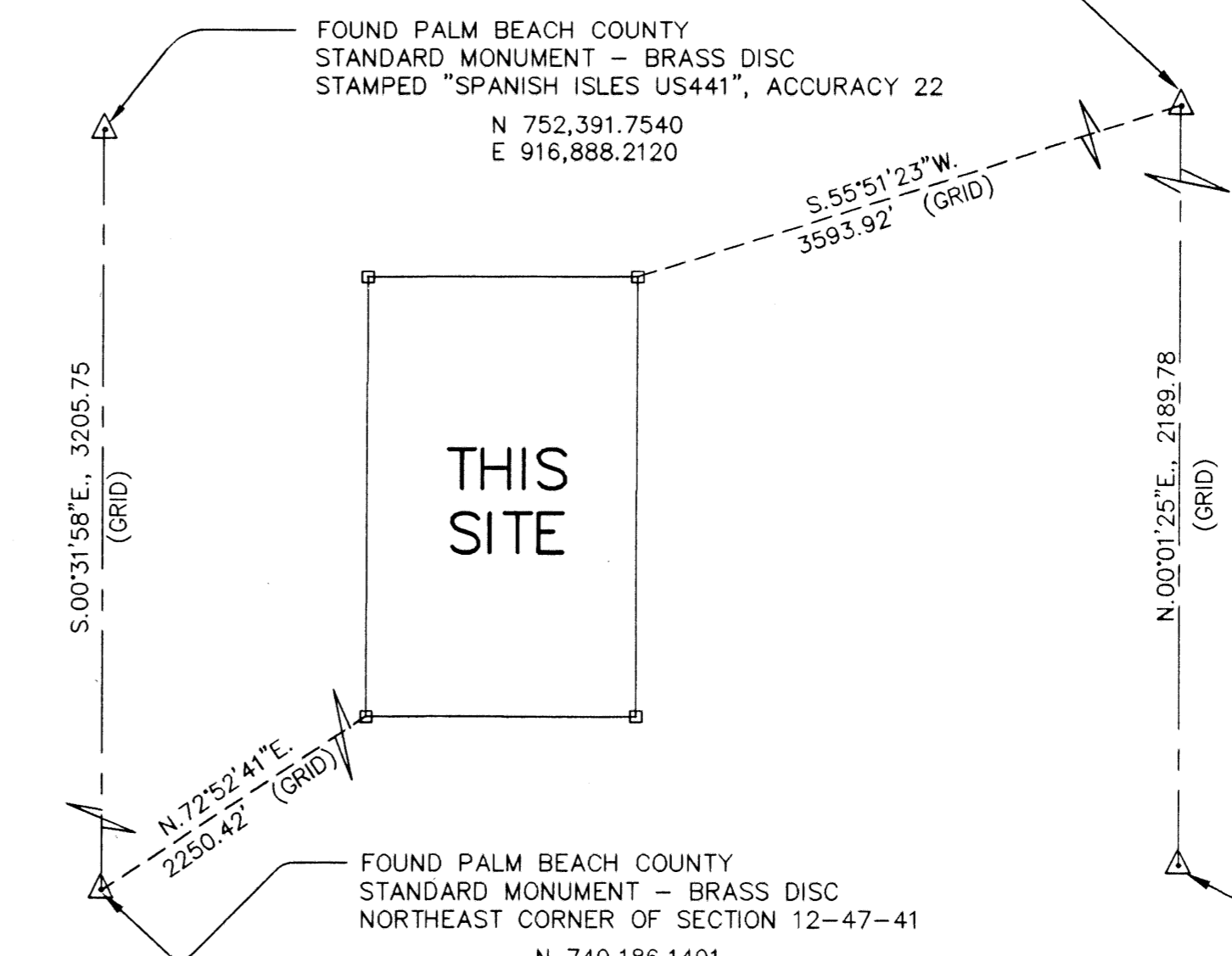
BEING A REPLAT OF A PORTION OF TRACT 119 OF BLOCK 73, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____ 19____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
DOROTHY WILKEN
CLERK CIRCUIT COURT.
BY: _____
DEPUTY CLERK.

SHEET 2 OF 2

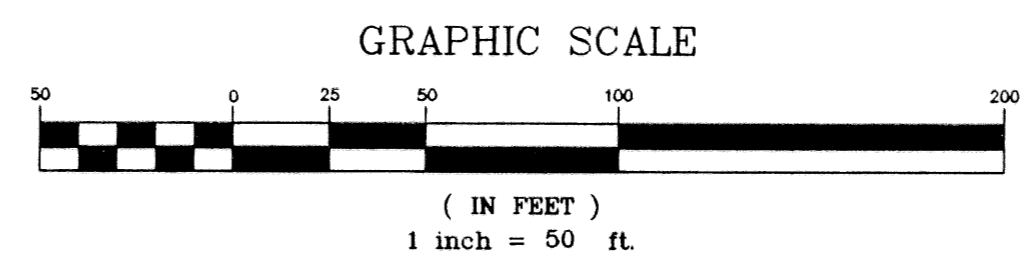
2001



ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000020518

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
GROUND DISTANCE X SCALE FACTOR = GRID

COORDINATE TRANSLATION DETAIL
(NOT TO SCALE)



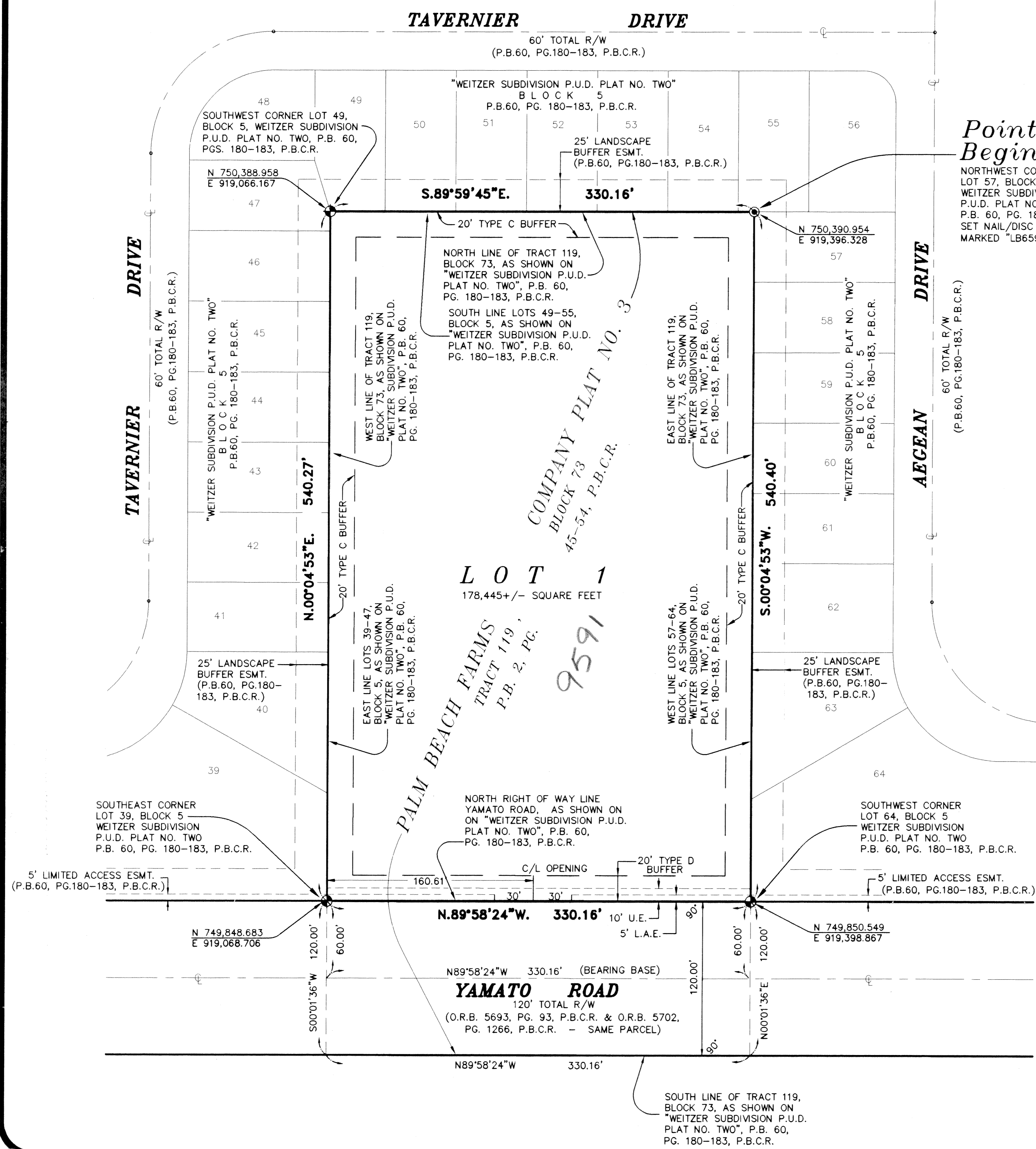
SURVEYOR'S NOTES

- All bearings shown hereon are based on the plat bearing of North 89°58'24" West along the centerline of Yamato Road, Weitzer Subdivision P.U.D. Plat No. Two, according to the plat thereof as recorded in Plat Book 60, Pages 180 through 183 of the Public Records of Palm Beach County, Florida.
- All distances shown are ground distances. Coordinates shown hereon are grid coordinates, North American Datum 1983, 1990 adjustment, Florida East Zone, Transverse Mercator Projection, Geodetic Control as established and adopted by the Palm Beach County Survey Section. (See coordinate translation detail above).
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such improvements.

In those cases where easements of different types cross, 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 the use rights granted. There shall be no landscape or above ground encroachments where landscape tracts or easements coincide with maintenance easements or lake maintenance access easements.
- The building setback line shall be as required by current Palm Beach County Zoning Regulations.
- NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- indicates Permanent Reference Monument marked PRM 5055.
- U.E. - indicates utility easement.
- L.A.E. - indicates limited access easement.

LEGEND

- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- ESMT = EASEMENT
- MRA = MOCK-ROOS AND ASSOCIATES
- SEC = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- R.P.B. = ROAD PLAT BOOK
- PG. = PAGE(S)
- R/W = RIGHT OF WAY
- N/D = NAIL AND DISC
- MEAS. = MEASURED
- CFT = CALCULATED FIELD TRAVERSE
- CO. = COMPANY
- P.U.D. = PLANNED URBAN DEVELOPMENT
- ⊕ = CENTERLINE



Point of Beginning
NORTHWEST CORNER LOT 57, BLOCK 5 WEITZER SUBDIVISION P.U.D. PLAT NO. TWO, P.B. 60, PG. 180-183, P.B.C.R. SET NAIL/DISC IN CONCRETE FOOTER MARKED "LB6599/PRM"

SUBDIVISION Arc at Boca Raton
BOOK 03
PAGE 18a
FLOOD ZONE
ZONING PUD
QUAD # 53
SE 97-69
TAZ 1034
PUD NAME Arc at Boca Raton

THIS INSTRUMENT WAS PREPARED BY:
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SCALE: 1" = 50' CHECKED BY: DATE: April 27, 1998
DRAWN BY: S.W.A. JOB NO.: 9809 (CAD FILE 9809PLAT)