

BOCA RATON BOULEVARD OFFICE CENTER

A PLAT OF A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 22 OF BOCA RATON HILLS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

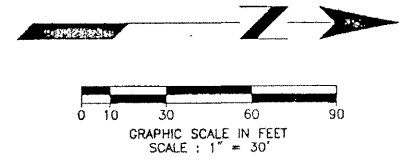
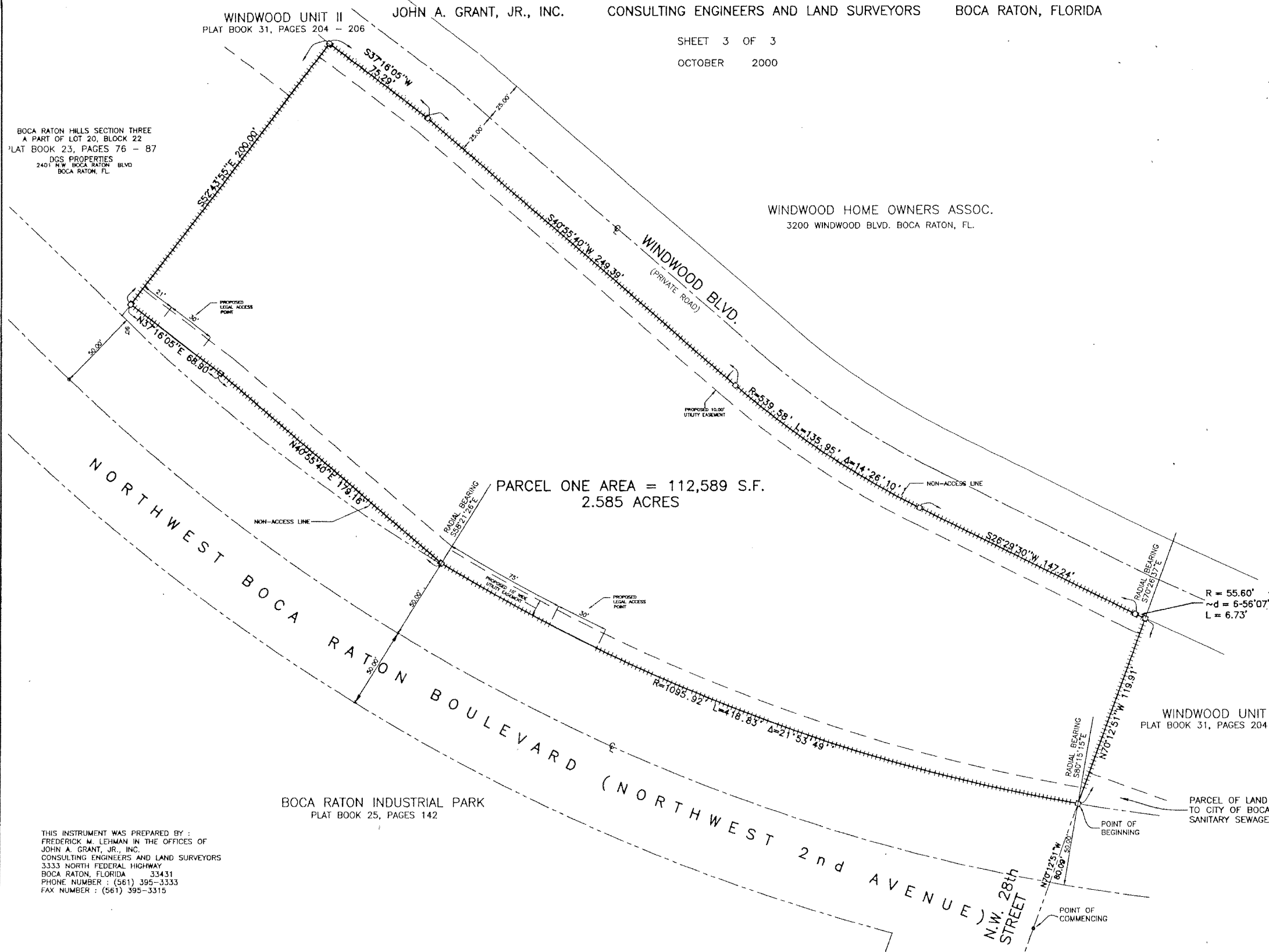
JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

WINDWOOD UNIT II
PLAT BOOK 31, PAGES 204 - 206

SHEET 3 OF 3
OCTOBER 2000

BOCA RATON HILLS SECTION THREE
A PART OF LOT 20, BLOCK 22
PLAT BOOK 23, PAGES 76 - 87
DGS PROPERTIES
2401 N.W. BOCA RATON BLVD
BOCA RATON, FL

WINDWOOD HOME OWNERS ASSOC.
3200 WINDWOOD BLVD. BOCA RATON, FL



NOTES :

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.70°12'51\"/>

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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF BOCA RATON ZONING REQUIREMENTS.

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD
- CB CHORD BEARING
- N NORTH
- S SOUTH
- E EAST
- W WEST
- PRM PERMANENT REFERENCE MONUMENT NUMBER LB-50
- EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 2398
- UE UTILITY EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- +++++ DENOTES NON-ACCESS LINE
- *- DENOTES NON-RADIAL LINE

THIS INSTRUMENT WAS PREPARED BY :
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REVISED DATE : DECEMBER 21, 2000
DATE : OCTOBER 24, 2000
JOB NUMBER : JG-100-8571
FILE NAME : \\JAGT\CADD\JG8571\RECOP\PLAT\RECOP\PLAT.DWG
LJR