

BOCA RATON HOTEL AND CLUB, RESIDENTIAL HOTEL REPLAT

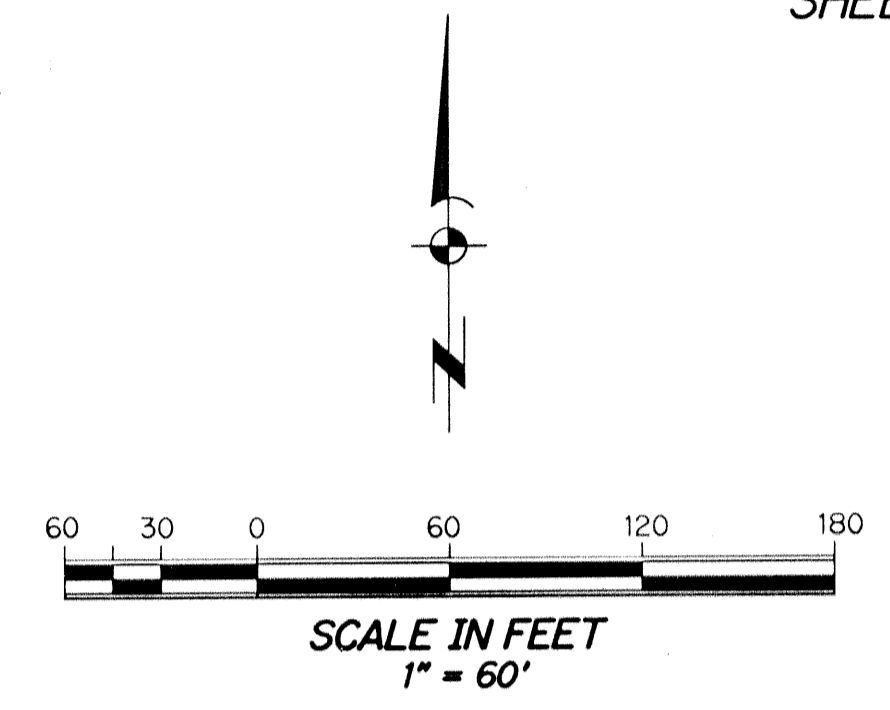
ALL OF PARCEL 'A' (RESIDENTIAL HOTEL), BOCA RATON HOTEL AND CLUB, P.U.D., (P.B. 53, PG. 129 - 132, P.B.C.R.) AND A PORTION OF SUBMERGED LAND IN LAKE BOCA RATON (O.R.B. 9864, PG. 317 - P.B.C.R.) AND A PORTION OF BLOCK 5, PLAT 'A' SPANISH RIVER LAND COMPANY (P.B. 16, PGS. 27-30 P.B.C.R.) IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ day of _____, 2002, and duly recorded in Plat Book _____, Pages _____, through _____

DOROTHY H. WILKEN
Clerk of Circuit Court
By: _____

MATCH LINE SHEET 3 OF 3

SHEET 2 OF 3



THIS INSTRUMENT WAS PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
NOVEMBER, 2000

PARCEL 'A'
1,502,415 S.F. / 34.49 ACRES

NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS AND/OR SIDEWALKS.
2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES HAVING THE RIGHT TO OCCUPY THE SAME. EXISTING TREES ON UTILITY EASEMENTS SHALL REMAIN IN PLACE OR BE RELOCATED OR BE REMOVED AND REPLACED PURSUANT TO THE BOCA RATON CODE OF ORDINANCES.
3. THE OWNERS MUST OBTAIN A BENTHIC VEGETATION SURVEY OF ANY WORK DONE WITHIN THE SUBMERGED LANDS OF THE SITE INCLUDING SEAWALL REPAIR AND CONSTRUCTION OF NEW DOCKS, SLIPS, MARINAS ETC. THIS SURVEY SHALL BE SUBMITTED TO THE CITY OF BOCA RATON IN CONJUNCTION WITH THE BUILDING AND ENVIRONMENTAL PERMITS THAT ARE REQUIRED. IF SEAGRASSES ARE FOUND, A QUALIFIED BIOLOGIST SHALL PREPARE A MITIGATION PLAN. THE MITIGATION WORK SHALL BE COMPLETED PRIOR TO FINAL ENVIRONMENTAL INSPECTION ON ANY PERMITTED WORK.
4. BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF PARCEL 'A' (RESIDENTIAL HOTEL), BOCA RATON HOTEL AND CLUB, P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, HAVING A BEARING OF N84°41'11"W.
5. 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.
6. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
7. □ INDICATES SET 4" X 4" X 18" PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.
8. ○ INDICATES SET NAIL WITH DISC (P.R.M.) STAMPED L.B. #3300 (UNLESS OTHERWISE NOTED).
9. ABBREVIATION LEGEND: A = ARC LENGTH; C = CENTERLINE; Δ = CENTRAL ANGLE; CH = CHORD; EL. = ELEVATION; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.M.E. = LAKE LAKE MAINTENANCE EASEMENT; N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PGS. = PAGES; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; R = RADIUS; R/W = RIGHT-OF-WAY; S.F. = SQUARE FEET; U.E. = UTILITY EASEMENT.

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 PALM BEACH COUNTY.

