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 STATE OF FLORIDA (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. COUNTY OF PALM BEACH his plat was filed for record day of_____,2002, and duly recorded in Plat Book WATER MANAGEMENT TRACT ____, Pages___, through PARCEL "A" Δ=59°13′50" (MIZNER TOWER 1 - P.U.D.) TRACT "A" (P.B. 55, PGS. 176 - 178, P.B.C.R.) (GOLF COURSE / OPEN SPACE) R=283.92 BOCA RATON HOTEL & CLUB, DOROTHY H. WILKEN GOLF COURSE/OPEN SPACE REPLAT 10' F.P.L. EASEMENT (P.B. 79, PGS. 180–184, P.B.C.R.) Clerk of Circuit Court O.R.B. 10028, PG. 1133, P.B.C.R.) S02°01'01"E SHEET 3 OF 3 (O.R.B. 5395, PG. 1770, P.B.C.R.) S29°53'29"E R=99.64' Δ=67°53'42" S62°03'03"E ACCESS EASEMENT A=118.07' S88°01'00"E (O.R.B. 9859, PG. 128, P.B.C.R.) 105.89' OFFSET-10' F.P.L. EASEMENT S47°05'33"W - 35.37' S24°52'52"W R=325.00' △=58°13′44" SCALE IN FEET A=330.29 S08°34'13"W 12' U.E. (O.R.B. 10100, PG. 421, P.B.C.R.) — ACCESS EASEMENT (O.R.B. 9859, PG. 128, P.B.C.R.) THIS INSTRUMENT WAS PREPARED BY MICHAEL D. AVIROM, P.L.S. PARCEL "A" AVIROM & ASSOCIATES, INC. MIZNER GRAND SURVEYING & MAPPING (P.B. 79, PGS. 178 &179, P.B.C.R.) 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 S24°52'49"W NOVEMBER, 2000 __12' U.E. (O.R.B. 10100, PG. 421, P.B.C.R.) 42.90' NOTES: S07°45'07"E 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE R=50.00' EASEMENTS, EXCEPT DRIVEWAYS AND/OR SIDEWALKS. ∆=34°08′26" 2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS. LANDSCAPING ON OTHER A=29.79' 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 10' F.P.L. EASEMENT RELOCATED OR BE REMOVED AND REPLACED PURSUANT TO THE BOCA RATON CODE OF ORDINANCES. (O.R.B. 10028, PG. 1133, P.B.C.R.) 3. THE OWNER(S) 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 12' UTILITY EASEMENT_ ETC. THIS SURVEY SHALL BE SUBMITTED TO THE CITY OF BOCA RATON IN CONJUNCTION WITH THE MARINA ACCESS EASEMENT (O.R.B. 8587, PG. 1589 & O.R.B. 7 8627, PG. 324, P.B.C.R.) (O.R.B. 10100, PG. 421, P.B.C.R.) BUILDING AND ENVIRONMENTAL PERMITS THAT ARE REQUIRED. IF SEAGRASSES ARE FOUND, A 61.13' QUALIFIED BIOLOGIST SHALL PREPARE A MITIGATION PLAN. THE MITIGATION WORK SHALL BE - NAIL & DISC & & COMPLETED PRIOR TO FINAL ENVIRONMENTAL INSPECTION ON ANY PERMITTED WORK. PARCEL 4. BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF PARCEL "A" (RESIDENTIAL HOTEL), BOCA #2539 S89°49'31"E 294.26' 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. 1,502,415 S.F. / 34.49 ACRES 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 25' F.P.L. EASEMENT DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE (O.R.B. 13187, PG. 1221, P.B.C.R.) ' MAINTENANCE EASEMENT MODIFIED 7. 🗆 INDICATES SET 4" X 4" X 18" PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK (O.R.B. 5065, PG. 1772, P.B.C.R.) STAMPED L.B. #3300. 8. O INDICATES SET NAIL WITH DISC (P.R.M.) STAMPED L.B. #3300 (UNLESS OTHERWISE NOTED). 9. ABBREVIATION LEGEND: A = ARC LENGTH; C = CENTERLINE; $\Delta = CENTRAL$ 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. WATER MANAGEMENT TRACT = POINT OF BEGINNING; R = RADIUS; R/W = RIGHT-OF-WAY; S.F. = SQUARE FEET; U.E. = UTILITY P.B. 79, PGS. 180-184, P.B.C.R.) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE (P.B. 79, PGS. 180-184, P.B.C.R.) 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 '5' MAINTENANCE EASEMENT THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE (O.R.B. 4601, PG. 988, P.B.C.R.)

5' MAINTENANCE EASEMENT MODIFIED

MATCH LINE SHEET 2 OF 3

O.R.B. 5065, PG. 1772, P.B.C.R.)

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FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.