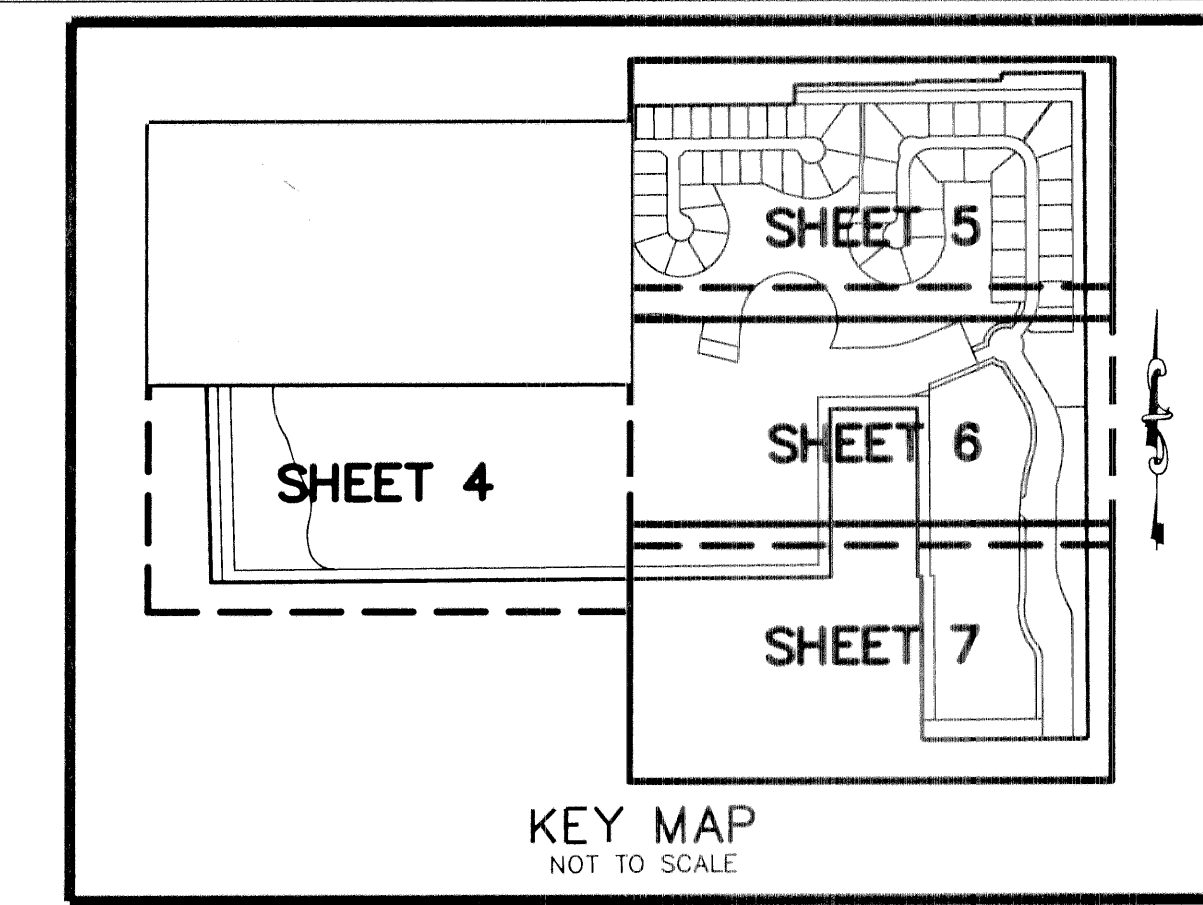


OAKS AT BOCA RATON PLAT ONE

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT A PORTION OF "FOX HILL ESTATES OF BOCA RATON",
AS RECORDED IN PLAT BOOK 87, PAGES 4 THROUGH 12, AND
A PORTION OF BLOCK 70, "PALM BEACH FARMS COMPANY PLAT NO. 3",
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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 - (561)392-1991
OCTOBER - 2001



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

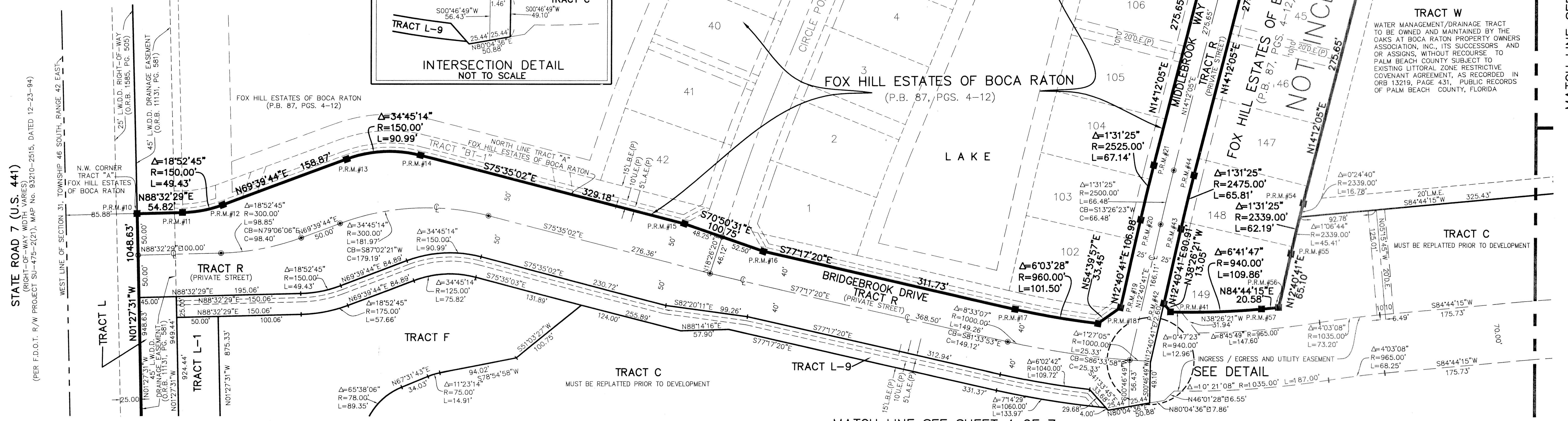
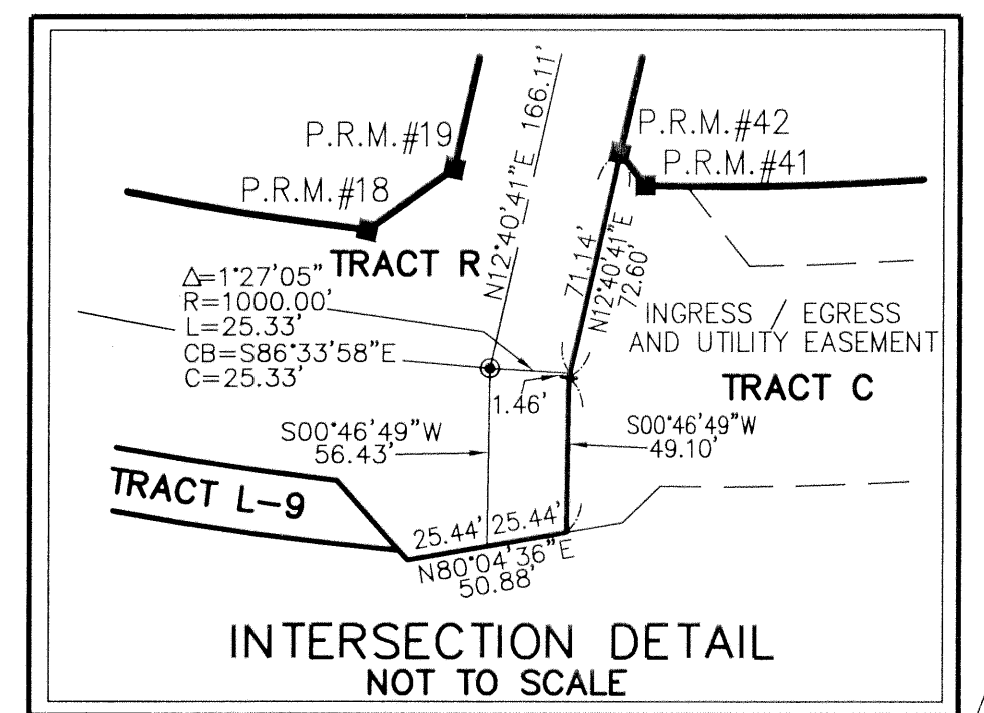
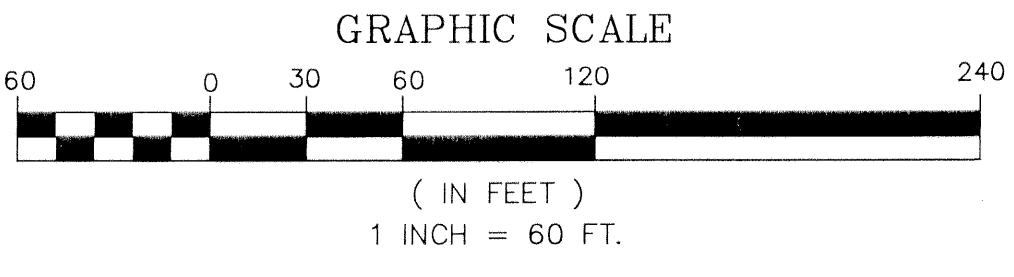
BY: _____
DEPUTY CLERK

- SURVEY NOTES:**
- 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.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - APPROVAL OF LANDSCAPING OR UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 - BEARINGS ARE RELATIVE TO THE WEST LINE OF "FOX HILL ESTATES OF BOCA RATON", AS RECORDED IN PLAT BOOK 87, PAGES 4 THROUGH 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N01°27'31"W.
 - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
 - U.E. - INDICATES UTILITY EASEMENT.
 - D.E. - INDICATES DRAINAGE EASEMENT.
 - (R) - INDICATES RADIAL LINE.
 - LINE INTERSECTING CURVES ARE NOT RADIAL UNLESS SHOWN OTHERWISE.
 - "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.
 - LME - DENOTES LAKE MAINTENANCE EASEMENT
 - - DENOTES PERMANENT CONTROL POINT
 - - EASEMENT LINE
 - - CENTERLINE
 - (P) - DENOTES FOX HILL ESTATES OF BOCA RATON PLAT BOOK 87, PAGES 4 THROUGH 12
 - L - ARC LENGTH
 - Δ - CENTRAL ANGLE
 - C - DENOTES CENTERLINE
 - C - DENOTES CHORD DISTANCE
 - CB - DENOTES CHORD BEARING
 - POB - DENOTES POINT OF BEGINNING.
 - D.B. - DENOTES DEED BOOK
 - PG. - DENOTES PAGE
 - P.B. - DENOTES PLAT BOOK
 - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - L.A.E. - DENOTES LIMITED ACCESS EASEMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - R - RADIUS
 - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
 - - LOT BOUNDARY LINE
 - L.B.E. - LANDSCAPE BUFFER EASEMENT

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 = 1.00002099
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

P.R.M.#	NORTHING	EASTING	P.R.M.#	NORTHING	EASTING
1	755161.12	920386.28	31	757702.56	918575.91
2	755156.13	919726.28	32	757707.38	919212.83
3	755816.13	919721.29	33	757784.10	919212.25
4	755816.02	919706.29	34	757785.11	919346.39
5	756491.01	919701.19	35	757789.04	919691.38
6	756488.40	919356.19	36	757798.00	919691.31
7	755813.41	919361.30	37	757800.61	920036.31
8	755804.06	918124.18	38	757828.61	920036.10
9	755794.71	916887.07	39	757831.10	920366.10
10	756843.04	916860.38	40	756496.11	920376.19
11	756844.43	916915.18	41	756726.73	918107.76
12	756853.73	916963.50	42	756736.96	918099.65
13	756908.95	917112.47	43	756825.65	918119.60
14	756913.58	917201.95	44	756889.66	918134.90
15	756831.63	917200.77	45	757156.89	918202.52
16	756798.56	917615.94	46	757348.93	918232.12
17	756729.97	917920.05	47	757432.58	918236.98
18	756712.91	918020.05	48	757515.47	918324.17
19	756732.25	918047.34	49	757516.72	918489.04
20	756836.63	918070.82	50	757381.52	918490.06
21	756901.92	918086.42	51	757380.62	918370.19
22	757169.16	918154.05	52	757341.05	918367.90
23	757351.82	918182.21	53	757123.52	918334.37
24	757435.47	918187.06	54	756856.29	918266.74
25	757477.27	918196.13	55	756795.81	918252.29
26	757493.77	918196.67	56	756732.29	918238.00
27	757559.21	918265.96	57	756730.40	918217.50
28	757558.81	918282.46	58	757786.43	919346.38
29	757565.47	918323.78			
30	757567.38	918576.93			



SHEET 3 OF 7

MATCH LINE SEE SHEET 5 OF 7

MATCH LINE SEE SHEET 4 OF 7