

# THE SHORES AT BOCA RATON PHASE I I PUD

A PLAT OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

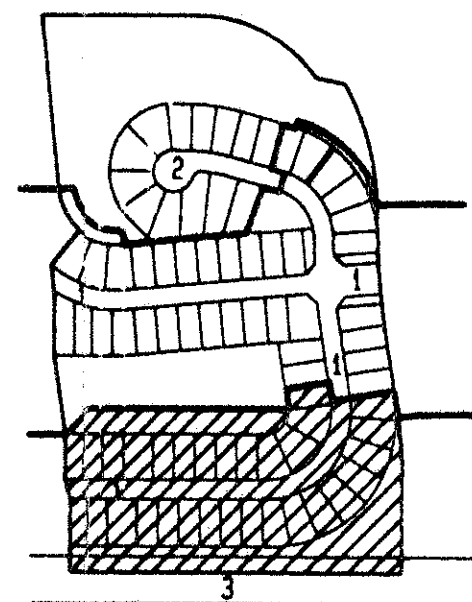
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

OCTOBER 1993

SHEET 3 OF 5

DESCRIPTION	SQUARE FEET
TRACT M	35,243
TRACT N	48,987
TRACT O	141,511
TRACT P	124,588
LAKE TRACT NO. 1	7,356
LOT 5	7,573
LOT 6	7,824
LOT 7	7,983
LOT 8	8,037
LOT 9	7,982
LOT 10	7,824
LOT 11	7,486
LOT 12	6,600
LOT 13	6,600
LOT 14	6,600
LOT 15	6,600
LOT 16	6,600
LOT 17	6,600
LOT 18	6,600
LOT 19	9,240
LOT 20	6,600
LOT 21	6,600
LOT 153	6,325
LOT 154	6,325
LOT 155	6,325
LOT 156	6,325
LOT 157	6,325
LOT 158	6,325
LOT 159	6,325
LOT 160	6,325
LOT 161	6,325
LOT 162	6,325
LOT 163	6,581
LOT 164	6,455
LOT 165	6,340
TRACT A-1	2,473

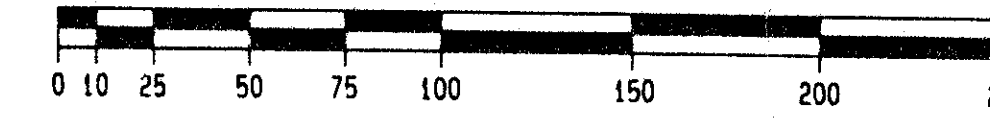


1: SEA GRASS CIRCLE  
2: SANDYSWELL WAY  
3: YAMATO ROAD

KEY MAP  
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, JR.  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (407) 395-3333

NOTE:  
ALL LINES INTERSECTING CURVES ARE  
RADIAL UNLESS DENOTED OTHERWISE.  
\* → DENOTES NON-RADIAL



GRAPHIC SCALE IN FEET  
SCALE: 1" = 50'

*PET. 92-56  
#0001  
5/3/3/M*

NOTES:

ALL PPM'S WERE SET UNLESS NOTED OTHERWISE. PPM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S. 89° 51' 16" W. ALONG THE SOUTH SECTION LINE OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

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, 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 DETERMINED BY THE USE OF RIGHTS GRANTED. \*

IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR OF ERM. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE(S) IN PERPETUITY.

\* LANDSCAPE PERIMETER EASEMENT THAT OVERLAPS 10' UTILITY EASEMENT AND 10' LIMITED ACCESS EASEMENT MAY ONLY BE LANDSCAPED IN ACCORDANCE WITH SECTION 6.20.6.14.

LEGEND:

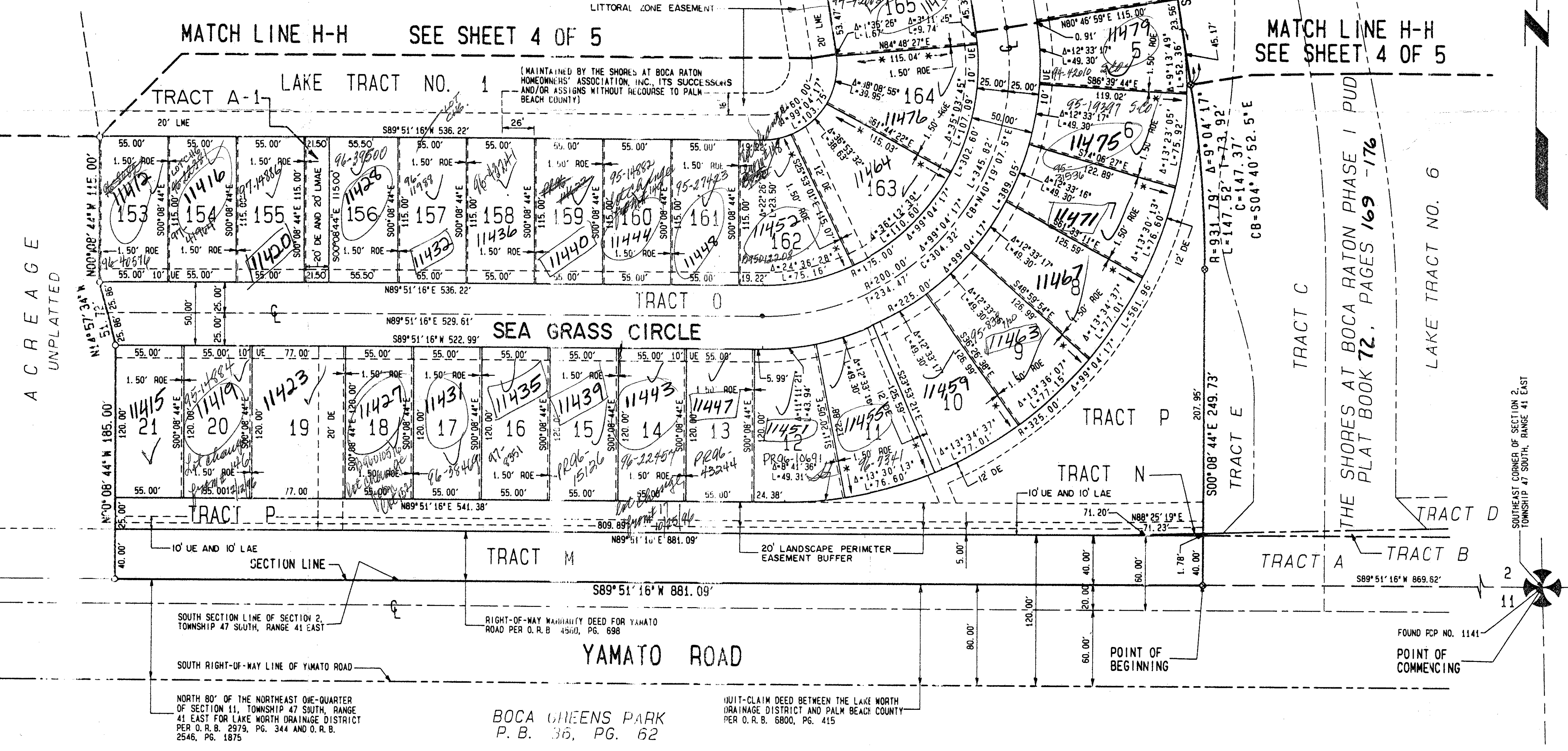
- ⊕ CENTER LINE
- R RADIUS
- L L ARC LENGTH
- Δ Δ DELTA OR CENTRAL ANGLE
- T T TANGENT
- C C CHORD
- CB CB CHORD BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- ⊙ PPM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ⊙ EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
- ⊙ EPCP EXISTING PERMANENT CONTROL POINT NUMBER 1141
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LWAE LAKE MAINTENANCE ACCESS EASEMENT
- ROE ROOF OVERHANG EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- P.G. PAGE
- F.P. & L. FLORIDA POWER AND LIGHT
- 160 LOT NUMBER

*0624-002*

*THE SHORES AT BOCA RATON PHASE II 73/121*

THE SHORES AT BOCA RATON PHASE II  
BOOK 73 FLOOD MAP # 1008  
QUAD # 65 ZONING PUD  
SE 92-56  
OWNER NAME SAME  
ZIP CODE 33434

TAZ-881



SOUTH SECTION LINE OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
SOUTH RIGHT-OF-WAY LINE OF YAMATO ROAD  
NORTH 80' OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST FOR LAKE WORTH DRAINAGE DISTRICT PER O.R.B. 2979, PG. 344 AND O.R.B. 2546, PG. 1875  
RIGHT-OF-WAY MAINTENANCE DEED FOR YAMATO ROAD PER O.R.B. 4500, PG. 698  
BOCA GREENS PARK P.B. 36, PG. 62  
UNIT-CLAIM DEED BETWEEN THE LAKE NORTH DRAINAGE DISTRICT AND PALM BEACH COUNTY PER O.R.B. 6800, PG. 415