SAINT ANDREW'S SCHOOL PLAT NO. 3 A PORTION OF THE SOUTH HALF OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 42 EAST - CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at day of_____, 2008, and duly recorded in Plat Book ____, Pages____, through THIS INSTRUMENT WAS PREPARED BY: NOTES: JOHN T. DOOGAN, P.LS. AVIROM & ASSOCIATES, INC. SHARON R. BOCK 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, PLACED ON UTILITY Clerk & Comptroller SURVEYING & MAPPING 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 50 S.W. 2nd AVENUE, SUITE 102 UTILITY COMPANIES HAVING THE RIGHT TO OCCUPY THE SAME. BOCA RATON, FLORIDA 33432 3. BEARINGS SHOWN HEREON ARE RELATIVE TO "SAINT ANDREW'S SCHOOL PLAT NO. 2" AS (561) 392-2594 SHEET 2 OF 2 RECORDED IN PLAT BOOK 85, PAGES 144 AND 145 OF THE PUBLIC RECORDS OF PALM OCTOBER, 2008 BEACH COUNTY WITH THE SOUTH LINE OF SAID PLAT HAVING A BEARING OF GRAPHIC SCALE IN FEET 4. 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. 5. INDICATES 4"x4" PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND OR SET AS NOTED. 6. ABBREVIATION LEGEND: Q = CENTERLINE; △ = CENTRAL ANGLE; F.P.L. = FLORIDA POWER & LIGHT COMPANY; L = ARC LENGTH; L.B. = LICENSE BUSINESS; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. - OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PGS. = PAGES; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; P.L.S. = PROFESSIONAL LAND SURVEYOR; R = RADIUS; R/W = RIGHT-OF-WAY; S.R. = STATE ROAD; U.E. = UTILITY EASEMENT; N.A.E. = NON-VEHICULAR ACCESS EASEMENT. SET 4"x4" P.R.M.— STAMPED L.B. 3300 (7.20' OFFSET - WEST ONLINE) 10' UTILITY EASEMENT PER THIS PLAT P.O.C. SOUTH QUARTER CORNER SECTION 10-47-42 29.20 10' F.P.L. EASEMENT (O.R.B. 4537/315, P.B.C.R.) DETAIL PARCEL "A" (NOT TO SCALE) 7° R/W DEDICATED PER (O.R.B. 22885, PG. 904, P.B.C.R.) 144,374 SQUARE FEET/3.3144 ACRES SET 4"x4" P.R.M. STAMPED L.B. 3300 (7.00' OFFSET - WEST) FD. 4"x4" P.R.M. STAMPED L.B. 3300 — (5.00' OFFSET WEST) FD. 4"x4" P.R.M. __ STAMPED L.B. 3300 __ WEST LINE OF "SAINT ANDREW'S SCHOOL PLAT" _5' EASEMENT (O.R.B. 1808/31, P.B.C.R.) NOO-08' 17"W 236.38 PLAT LIMITS MOST SOUTHERLY S.W. CORNER OF "SAINT 5' EASEMENT (O.R.B. 2078/1252, P.B.C.R.) ANDREW'S SCHOOL PLAT" 10' UTILITY EASEMENT PER THIS PLAT R=1910.00' Δ=13°42'49" L=457.16'_ SAINT ANDREW'S SCHOOL PLAT N00°35'26"E (P.B. 82, PGS. 153-154, P.B.C.R.) EASEMENT (O.R.B. 4170/1768, P.B.C.R.) (SEE DETAIL ABOVE)-55' LANDSCAPE BUFFER EASEMENT -N.W. CORNER BOCA MADERA UNIT 2 SET 4"x4" P.R.M. — STAMPED L.B. 3300 -PLAT LIMITS _5' EASEMENT (O.R.B. 1808/31, P.B.C.R.) -WEST LINE OF "BOCA MADERA UNIT 2" SOUTH LINE OF "SAINT ANDREW'S SCHOOL PLAT" -N00°08' 17"W ----711.34'-N00°08'17"W 1950.90" └-6' U.E. (P.B. 32/59-60, P.B.C.R.) PLAT LIMITS _EAST LINE OF S.W. 1/4 OF SECTION 10-47-42 N.E. CORNER OF S.W. 1/4 SECTION 10-47-42-(NOT RECOVERED) LOT 61 **LOT 51** LCT 53 LOT 54 LOT 55 LOT 56 BOCA MADERA UNIT 2 251 25' (P.B. 32, PGS. 59-60, P.B.C.R.) The same of **MOTICE:** 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.