

PLAT NOTES:

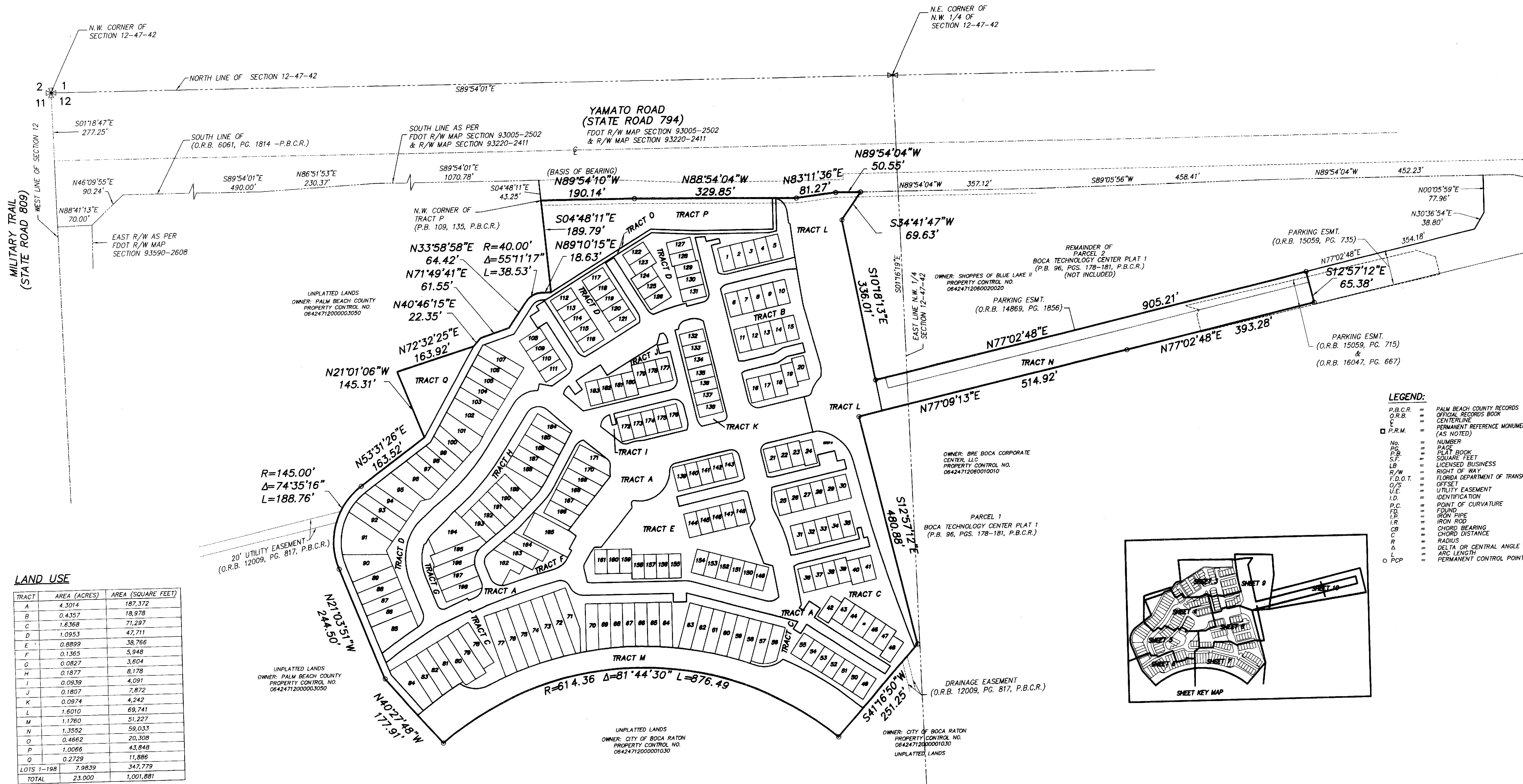
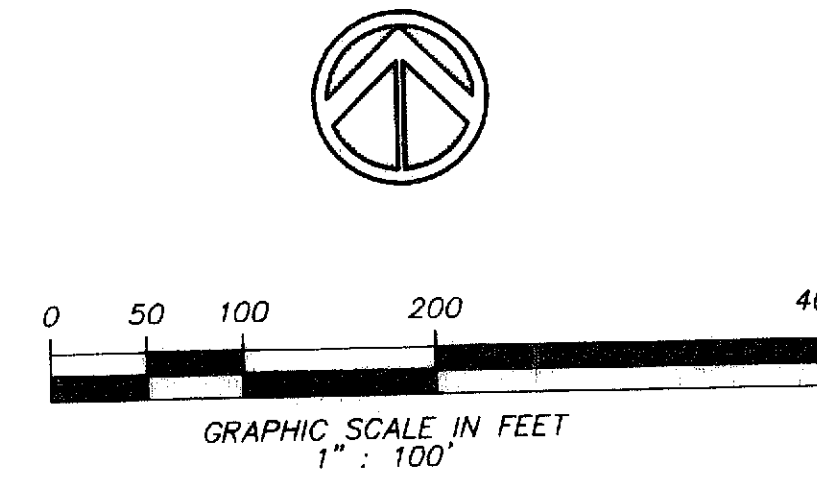
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- GROSS AREA OF PLATTED LANDS IS 1,001,880 SQ.FT. (23,000 ACRES), MORE OR LESS.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, AND ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE (FRONTING THE SUBJECT PROPERTY) OF PARCEL 2, BOCA TECHNOLOGY CENTER PLAT 1 BEARING SOUTH 89°54'01" EAST AS SHOWN THEREON, THE SAME BEING AN ESTABLISHED AND MONUMENTED LINE.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE SAME.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, UTILITY EASEMENTS TAKE PRECEDENCE.
- THIS PLAT IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27, CODE OF ORDINANCES, CITY OF BOCA RATON, FLORIDA WITH RESPECT TO THE CREATION AND MANGEMENT OF CONSERVATION EASEMENTS.
- PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

BLUE LAKE TOWNHOMES

A REPLAT OF ALL OF BLUE LAKE RESIDENTIAL, RECORDED IN PLAT BOOK 109, PAGES 135 THROUGH 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. (FEBRUARY, 2010)

RECORD PLAT PREPARED BY:
SUN-TECH Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
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STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____ 201____ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THROUGH _____
 SHARON BOCK
 CLERK & COMPTROLLER
 BY: _____



LAND USE

TRACT	AREA (ACRES)	AREA (SQUARE FEET)
A	4.3014	187,372
B	0.4357	18,978
C	1.6368	71,297
D	1.0953	47,711
E	0.8899	38,766
F	0.1365	5,948
G	0.0827	3,604
H	0.1877	8,178
I	0.0939	4,091
J	0.1807	7,872
K	0.0974	4,242
L	1.6010	69,741
M	1.1760	51,227
N	1.3552	59,033
O	0.4662	20,308
P	1.0066	43,848
Q	0.2729	11,886
LOTS 1-198	7.9839	347,779
TOTAL	23.000	1,001,881

- LEGEND:**
- P.B.C.R. = PALM BEACH COUNTY RECORDS
 - O.R.B. = OFFICIAL RECORDS BOOK
 - C = CENTERLINE
 - P.R.M. = PERMANENT REFERENCE MONUMENT (AS NOTED)
 - No. = NUMBER
 - Pg. = PAGE
 - P.B. = PLAT BOOK
 - S.F. = SQUARE FEET
 - LB = LICENSED BUSINESS
 - R/W = RIGHT OF WAY
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - O/S = OFFSET
 - U.E. = UTILITY EASEMENT
 - I.D. = IDENTIFICATION
 - P.C. = POINT OF CURVATURE
 - FD. = FOUND
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - C.B. = CHORD BEARING
 - C. = CHORD DISTANCE
 - R. = RADIUS
 - Δ = DELTA OF CENTRAL ANGLE
 - L. = ARC LENGTH
 - O.P.C. = PERMANENT CONTROL POINT

