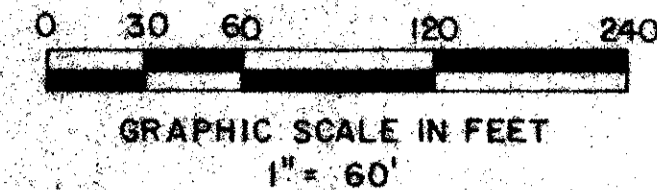
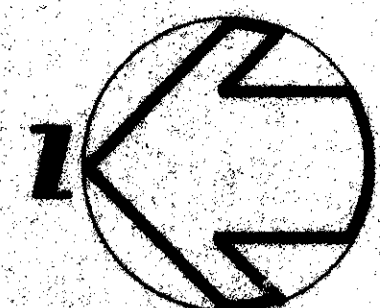




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ESPLANADA AT BOCA POINTE NO.1 PART OF BOCA POINTE, A P.U.D.

A REPLAT OF A PORTION OF TRACT N OF BOCA POINTE NO.1,
A P.U.D., LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE
42 EAST, PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO THE BEARING DATUM OF BOCA POINTE NO. 1, N 89° 20' 42" E ON NORTH BOUNDARY TRACT N.
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
G.C.E. DENOTES GOLF COURSE EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: 
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: 
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS

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 SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL FOUND P.R.M.'S ARE 6" DIAM. ROUND CONC. MONUMENTS; ALL SET. P.R.M.'S ARE 4" x 4" x 24" CONC. MONUMENTS WITH BRASS DISC NO. 1856

AREA TABULATION

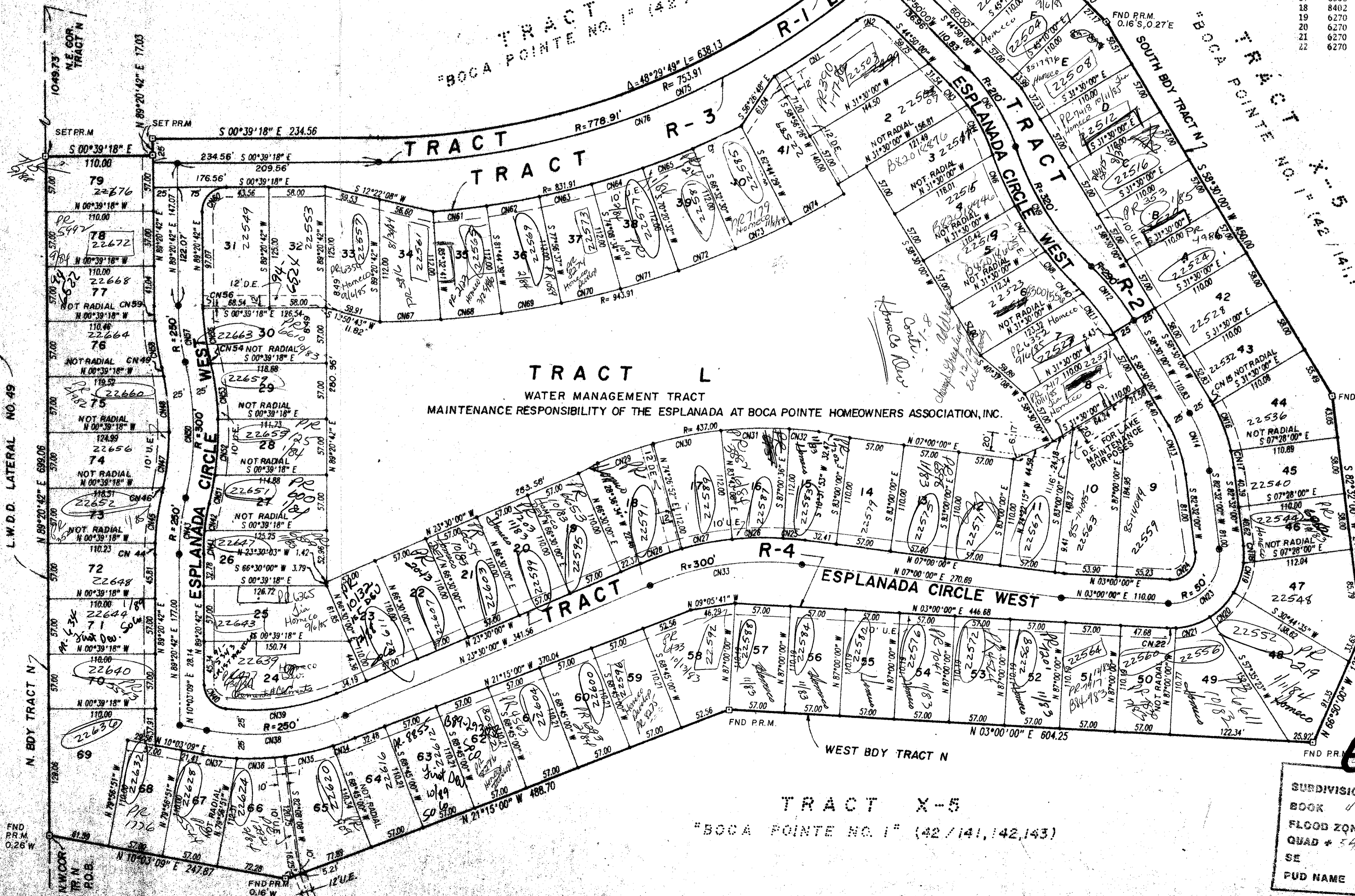
RESIDENTIAL LOTS	602 959 SQ. FT.	13.834 ACRES
TRACT R-1	36 216 "	0.831 "
TRACT R-2	19 170 "	0.448 "
TRACT R-3	53 241 "	1.222 "
TRACT L	142 854 "	3.280 "
TRACT R-4	105 191 "	2.415 "
TOTAL	959 631 SQ. FT.	22.030 ACRES

LOT AREAS IN SQUARE FEET

1	9900	23	6270	45	6385	67	6297
2	8626	24	10256	46	6392	68	6270
3	6910	25	7908	47	9307	69	10945
4	6464	26	7202	48	10753	70	6270
5	6304	27	6853	49	9425	71	6270
6	6684	28	6411	50	6283	72	6271
7	6707	29	6518	51	6281	73	6463
8	6270	30	7054	52	6281	74	6997
9	11902	31	8436	53	6281	75	7026
10	9596	32	7250	54	6281	76	6504
11	7294	33	7296	55	6281	77	6272
12	6270	34	7015	56	6281	78	6270
13	6270	35	6596	57	6281	79	6270
14	6270	36	6596	58	8287	A	6270
15	6584	37	6596	59	6282	B	6270
16	6905	38	6596	60	6282	C	6270
17	6905	39	6596	61	6282	D	6270
18	8402	40	6596	62	6282	E	7095
19	6270	41	7386	63	6282	F	6270
20	6270	42	6380	64	6279	G	6270
21	6270	43	6380	65	7291		
22	6270	44	8354	66	8126		

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
CN1	7°19'31"	803.91	102.78	S 31°13'27" W	102.71
CN2	83°13'05"	25.00	36.31	S 03°13'27" W	33.70
CN3	08°16'53"	185.00	26.74	S 48°58'27" W	26.72
CN4	17°45'28"	185.00	57.34	S 61°59'36" W	57.11
CN5	26°02'19"	210.00	95.44	S 57°51'08" W	94.62
CN6	09°33'40"	345.00	57.57	S 08°05'29" W	57.50
CN7	09°28'57"	345.00	57.10	S 56°34'11" W	57.03
CN8	07°55'57"	345.00	44.75	S 48°08'44" W	44.72
CN9	26°18'34"	320.00	147.87	S 57°38'02" W	146.99
CN10	02°53'00"	265.00	13.34	S 48°58'27" W	13.34
CN11	11°13'15"	265.00	51.90	S 52°53'22" W	51.82
CN12	14°06'15"	290.00	71.38	S 51°28'52" W	71.21
CN13	24°02'00"	125.00	52.43	S 70°31'00" W	52.05
CN14	24°02'00"	150.00	62.92	S 70°31'00" W	62.46
CN15	01°41'41"	175.00	5.18	S 59°20'50" W	5.18
CN16	16°33'42"	175.00	50.58	S 68°22'31" W	50.41
CN17	05°46'38"	175.00	17.85	S 79°32'41" W	17.64
CN18	13°24'19"	75.00	17.54	S 09°14'05" W	17.54
CN19	24°48'25"	75.00	32.47	S 24°48'25" W	32.47
CN20	26°50'48"	75.00	35.14	S 26°50'48" W	35.14
CN21	28°16'17"	75.00	37.01	S 28°16'17" W	37.01
CN22	07°08'21"	75.00	9.35	S 08°04'10" E	9.34
CN23	100°28'00"	50.00	87.67	S 47°14'00" E	78.87
CN24	100°28'00"	25.00	43.84	S 47°14'00" E	39.43
CN25	04°00'36"	325.00	22.75	S 04°59'42" W	22.74
CN26	09°18'18"	325.00	52.59	S 01°38'48" E	52.33
CN27	09°18'18"	325.00	52.59	S 10°55'00" E	52.33
CN28	02°53'00"	265.00	13.34	S 02°53'00" E	13.34
CN29	07°55'57"	345.00	44.75	S 08°05'29" W	44.63
CN30	09°16'16"	437.00	70.71	S 10°55'00" E	70.63
CN31	09°16'16"	437.00	70.71	S 01°38'44" E	70.63
CN32	04°00'36"	325.00	22.75	S 04°59'42" W	22.74
CN33	30°30'00"	300.00	159.70	S 08°15'00" E	157.82
CN34	05°06'40"	275.00	24.53	S 20°58'40" E	24.52
CN35	10°31'27"	275.00	50.31	S 13°07'38" E	50.44
CN36	10°28'55"	275.00	50.31	S 02°17'28" E	50.24
CN37	07°26'07"	275.00	35.89	S 06°20'08" W	35.88
CN38	33°33'09"	250.00	146.40	S 06°43'28" E	144.32
CN39	29°45'55"	225.00	116.89	S 08°31'02" E	115.59
CN40	83°04'47"	25.00	36.25	S 47°48'19" W	33.16
CN41	8°10'50"	225.00	24.27	S 07°33'53" W	24.26
CN42	07°13'53"	225.00	28.46	S 08°53'31" W	28.38
CN43	13°24'44"	250.00	58.52	S 03°56'36" W	58.39
CN44	02°18'58"	275.00	13.20	S 02°18'58" W	13.20
CN45	11°04'05"	275.00	50.31	S 02°17'28" E	50.24
CN46	09°58'53"	275.00	4.52	S 27°42'50" W	4.52
CN47	11°58'27"	275.00	57.47	S 08°18'18" E	57.33
CN48	11°57'07"	275.00	57.37	S 03°51'54" E	57.26
CN49	01°57'22"	275.00	9.39	S 08°04'10" E	9.39
CN50	28°48'28"	300.00	140.45	S 08°28'42" E	139.17
CN51	05°17'46"	325.00	28.57	S 07°30'57" W	28.56
CN52	10°04'38"	325.00	57.16	S 07°22'38" W	57.00
CN53	10°08'11"	325.00	57.50	S 02°53'00" E	57.42
CN54	01°23'53"	325.00	7.83	S 01°23'53" E	7.83
CN55	12°40'01"	225.00	48.78	S 02°11'58" W	48.54
CN56	00°44'46"	225.00	2.83	S 08°54'21" E	2.83
CN57	13°24'44"	250.00	58.52	S 02°56'20" W	58.38
CN58	10°05'09"	275.00	48.41	S 08°05'09" E	48.35
CN59	03°19'35"	275.00	15.97	S 07°40'54" E	15.80
CN60	09°00'00"	25.00	39.27	S 45°30'18" W	33.36
CN61	03°48'02"	831.91	55.18	S 08°23'21" W	55.17
CN62	03°48'02"	831.91	55.18	S 10°48'23" W	55.17
CN63	03°48'01"	831.91	55.18	S 13°57'24" W	55.17
CN64	03°48'01"	831.91	55.18	S 17°46'28" W	55.17
CN65	03°48'02"	831.91	55.18	S 21°33'28" W	55.17
CN66	03°48'02"	831.91	55.18	S 25°21'30" W	55.17
CN67	03°48'02"	831.91	62.61	S 02°53'19" E	62.60
CN68	03°48'02"	831.91	62.61	S 06°21'21" E	62.60
CN69	03°48'02"	831.91	62.61	S 10°09'23" E	62.60
CN70	03°48'02"	831.91	62.61	S 13°57'24" E	62.60
CN71	03°48'02"	831.91	62.61	S 17°46'28" E	62.60
CN72	03°48'02"	831.91	62.61	S 21°33'28" E	62.60
CN73	03°48'02"	831.91	62.61	S 25°21'30" E	62.60
CN74	03°48'01"	831.91	62.62	S 29°09'32" E	62.60
CN75	48°29'49"	778.91	659.29	S 24°54'13" E	628.79
CN76	41°06'05"	778.91	558.75	S 21°12'20" E	546.85
CN77	07°30'36"	778.91	102.10	S 45°23'49" E	102.02



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Esplanada at Boca Pointe

SUBDIVISION #
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FLOOD ZONE F1118 FLOOD MAP # 4408
QUAD # 54 ZONING RS 1/PMD
SE ZIP CODE 33435
PUD NAME RSE-94

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