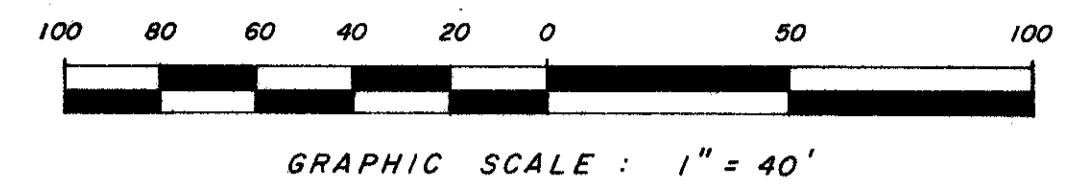


FAIRFIELD AT BOCA PLAT NO. FOUR OF CEDAR GROVE P.U.D.

BEING A REPLAT OF A PORTION OF PARCEL "A" OF CEDAR GROVE - P.U.D. RECORDED IN PLAT BOOK 41, PAGES 39 AND 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

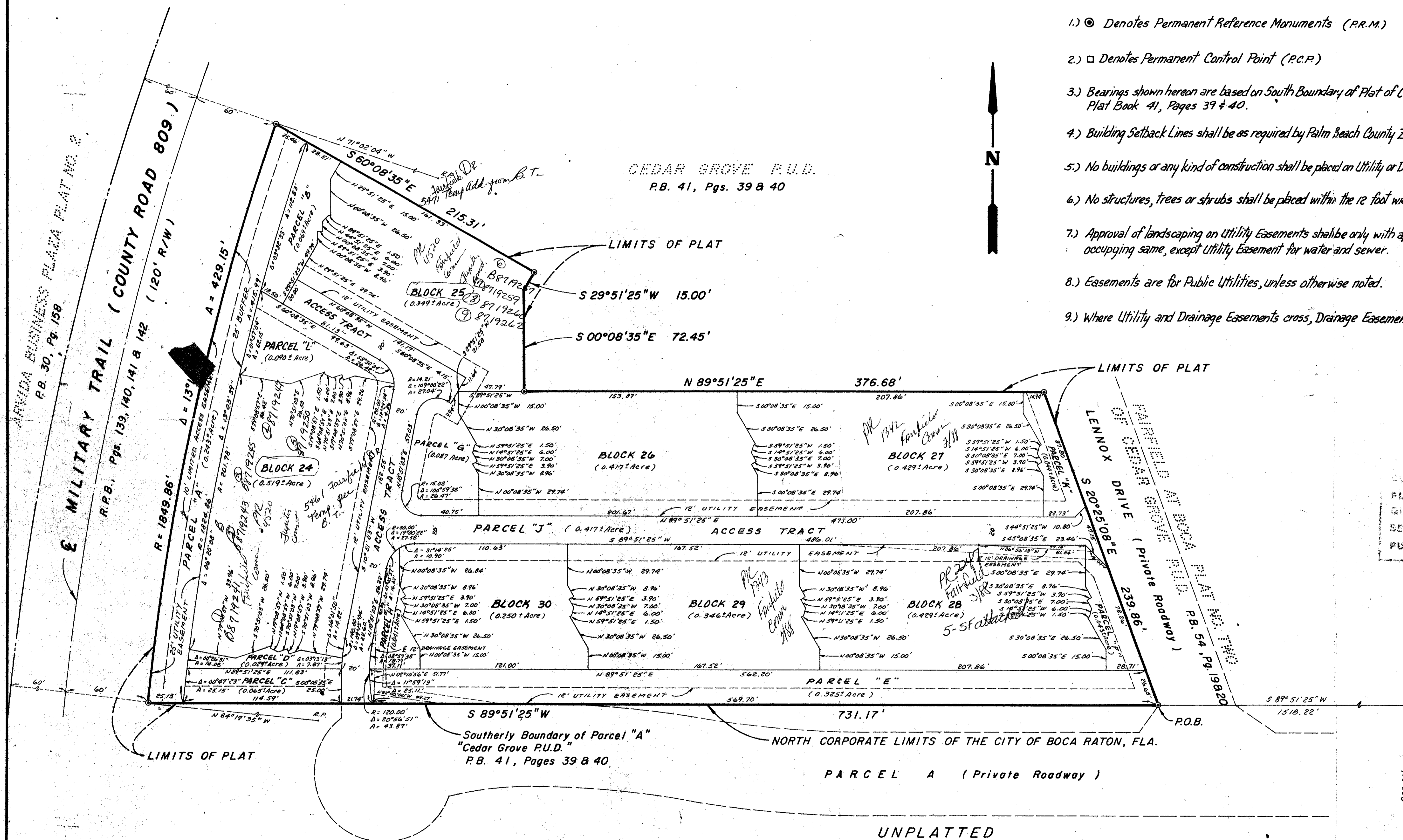
171



SURVEYOR'S NOTES

- 1.) \odot Denotes Permanent Reference Monuments (P.R.M.)
- 2.) \square Denotes Permanent Control Point (P.C.P.)
- 3.) Bearings shown hereon are based on South Boundary of Plat of Cedar Grove P.U.D., Plat Book 41, Pages 39 & 40.
- 4.) Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 5.) No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- 6.) No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements.
- 7.) Approval of landscaping on Utility Easements shall be only with approval of the utilities occupying same, except Utility Easement for water and sewer.
- 8.) Easements are for Public Utilities, unless otherwise noted.
- 9.) Where Utility and Drainage Easements cross, Drainage Easements take precedence.

SHEET 2 OF 2



N.E. Corner Section 23-47-42

WEST CORPORATE LIMITS OF THE CITY OF BOCA RATON, FLA.

East Line, Section 23

P.O.C. SE Corner of Parcel "A" Cedar Grove P.U.D. P.B. 41, Pgs. 39 & 40

Pet 78-262

23/47/42

SUBDIVISION + Fairfield (Boca)

BOOK 55 PAGE 171

FLOOD ZONE B FLOOD MAP + 235A

QUAD + 39 ZONING

CE ZIP CODE 33493

PUD NAME Pet 4 of Cedar Grove

0346-004

E 1/4 Corner Section 23

THIS INSTRUMENT PREPARED BY
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
2200 PALM CENTRAL BLVD. N., SUITE 100, POMPANO BEACH, FLORIDA 33069
DATE: 10/15/11 DRAWN: [Signature]

FAIRFIELD AT BOCA PLAT NO. 4 OF CEDAR GROVE 55/171

DRAWING NUMBER 55/171

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

P.L.M. HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07548
RECORDING OFFICE OF PALM BEACH COUNTY