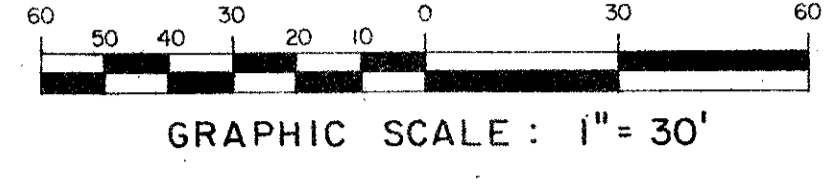


FAIRFIELD AT BOCA PLAT NO. TWO FIRST ADDITION - OF CEDAR GROVE P.U.D.

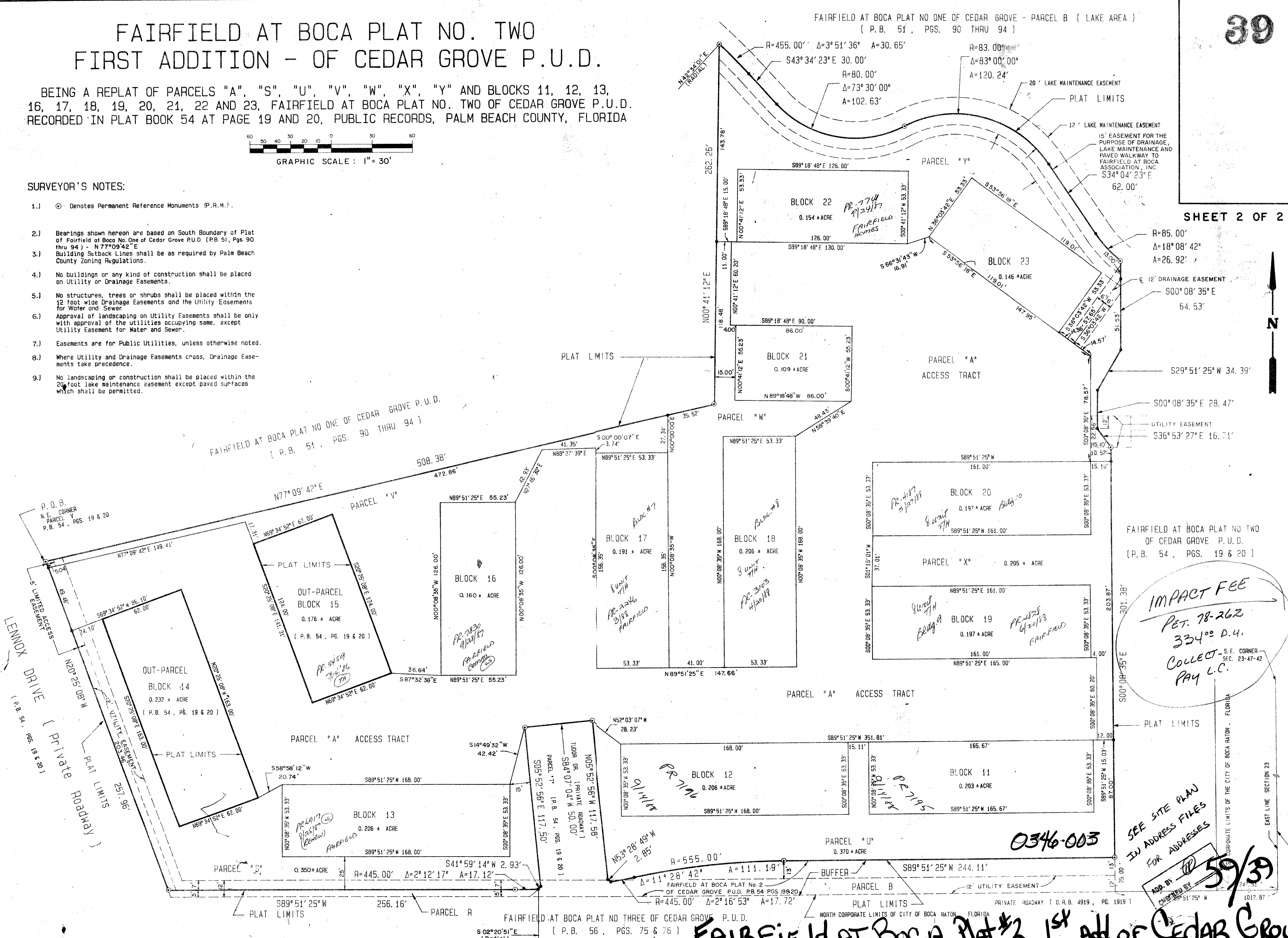
BEING A REPLAT OF PARCELS "A", "S", "U", "V", "W", "X", "Y" AND BLOCKS 11, 12, 13, 16, 17, 18, 19, 20, 21, 22 AND 23, FAIRFIELD AT BOCA PLAT NO. TWO OF CEDAR GROVE P.U.D. RECORDED IN PLAT BOOK 54 AT PAGE 19 AND 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA



SURVEYOR'S NOTES:

- 1.) \odot Denotes Permanent Reference Monuments (P.R.M.).
- 2.) Bearings shown hereon are based on South Boundary of Plat of Fairfield at Boca No. One of Cedar Grove P.U.D. (P.B. 51, Pgs. 90 thru 94) - $N77^{\circ}09'42''E$.
- 3.) Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 4.) No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- 5.) No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements and the Utility Easements for Water and Sewer.
- 6.) Approval of landscaping on Utility Easements shall be only with approval of the utilities occupying same, except Utility Easement for Water and Sewer.
- 7.) Easements are for Public Utilities, unless otherwise noted.
- 8.) Where Utility and Drainage Easements cross, Drainage Easements take precedence.
- 9.) No landscaping or construction shall be placed within the 20' foot lake maintenance easement except paved surfaces which shall be permitted.

23-57-1112
 SUBDIVISION Fairfield at Boca
 BOOK 54 FLOOR PLAN 39
 QUAD 7 RM 2405
 A0 54 RM 33433
 SIE P4D 78-262
 PUD NAME
 TAZ 678



IMPACT FEE
 PET. 78-262
 334⁰⁰ D.U.
 COLLECT - S.E. CORNER
 SEC. 23-47-42
 PAY L.C.

SEE SITE PLAN
 IN ADDRESS FILES
 FOR ADDRESSES

0346-003

59/39

FAIRFIELD AT BOCA PLAT #2 1ST ADD OF CEDAR GROVE
 FAIRFIELD AT BOCA PLAT NO THREE OF CEDAR GROVE P.U.D.
 (P.B. 56 , PGS. 75 & 76)