

STRATFORD COURT

A PART OF BOCA POINTE PLAT NO. 4, P.U.D.

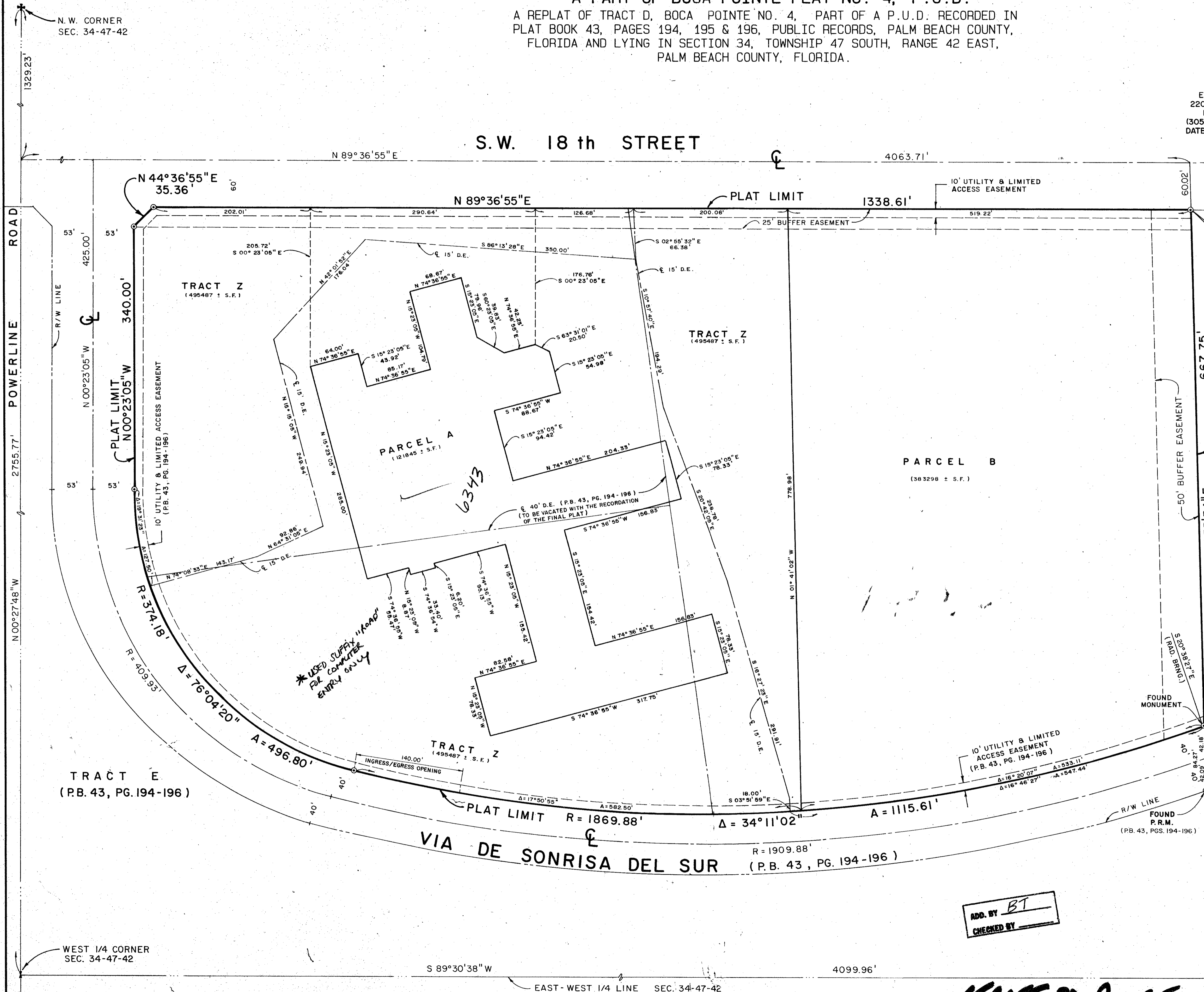
A REPLAT OF TRACT D, BOCA POINTE NO. 4, PART OF A P.U.D. RECORDED IN PLAT BOOK 43, PAGES 194, 195 & 196, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

0211-034

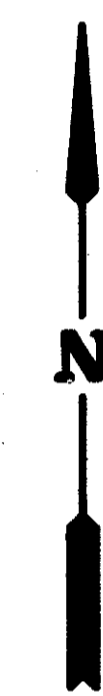
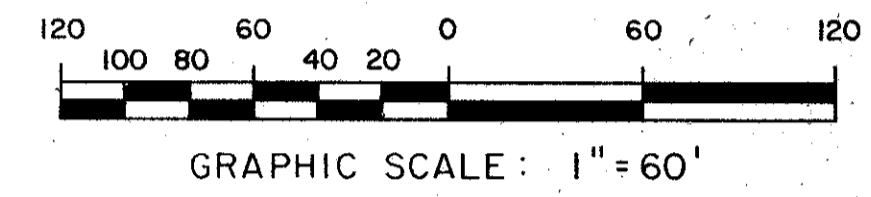
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THIS INSTRUMENT PREPARED BY
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C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
2200 PARK CENTRAL BLVD. N., SUITE 100,
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DATED: SEPT, 1989. DRAWN BY: C.C.L.

SHEET 2 OF 2



POINT OF BEGINNING
N.E. CORNER - TRACT D
(P.B. 43, PG. 194-196)



BOCA DEL MAR No. 8
(P.B. 30, PG. 236-240)

0211-034
Pet. 73-85

SURVEYOR'S NOTES:

- 1) \odot Denotes Permanent Reference Monuments (P.R.M.)
- 2) U.E. Denotes Utility Easement
- 3) L.A.E. Denotes Limited Access Easement
- 4) D.E. Denotes Drainage Easement
- 5) Bearings shown hereon are based on the North line of Tract D, Boca Pointe No. 4 Part of a P.U.D. (P.B. 43, Pgs. 194 - 196 - P.B.C.R) it is also the North Line of this plat. (N89°36'55"E)
- 6) Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 7) No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- 8) No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements.
- 9) No landscaping will be permitted in Utility Easements for water and sewer.
- 10) Easements are for Public Utilities, unless otherwise noted.
- 11) Where Utility and Drainage Easements cross Drainage Easements take precedence.
- 12) Notice: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- 13) Palm Beach County shall have the right but not the obligation to maintain that portion of the drainage system which services a County Road.
- 14) Landscaping on other utility easements shall be allowed only after consent of all utilities occupying same.

ADD. BY BT
CHECKED BY

STRATFORD COURT

SUBDIVISION * Stratford Court
BOOK 06 PAGE 45
FLOOD ZONE A-1 FLOOD MAP # DUB
QUAD # 39 ZONING RS
SE ZIP CODE 33443
PUD NAME Boca Pointe 201/42/42

TAZ 682

WEST 1/4 CORNER
SEC. 34-47-42

EAST - WEST 1/4 LINE SEC. 34-47-42