

PART OF BOCA POINTE P.U.D.
PANACHE AT BOCA POINTE
 A PLAT OF A PORTION OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF A PORTION OF TRACT Q BOCA POINTE NO.1
 AS RECORDED IN PLAT BOOK 42, PAGES 141 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1992
SHEET 2 OF 2

IMPERIAL ROYALE
PLAT BOOK 58, PAGES 78 & 79

PORTION OF TRACT Q
BOCA POINTE NO. 1
PLAT BOOK 42, PAGES 141-143

PROMENADE AT BOCA POINTE NO. 3
PLAT BOOK 51, PAGES 12 & 13

PROMENADE AT BOCA POINTE NO. 1
PLAT BOOK 45, PAGES 119 & 120

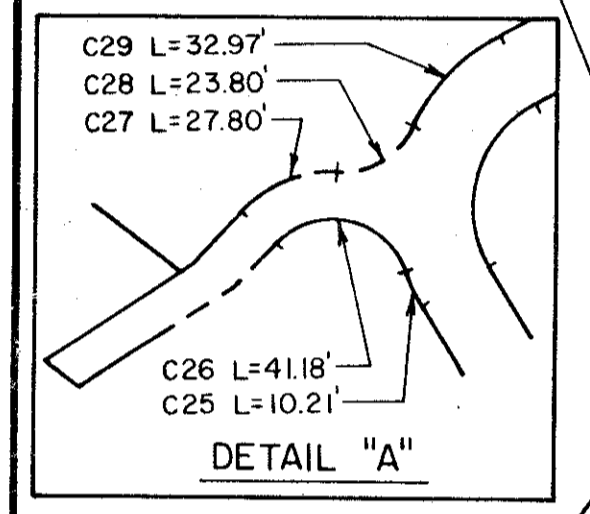
IMPERIAL AT PROMENADE
PLAT BOOK 52, PAGES 133 & 134

TRACT NO. 1
INGRESS/EGRESS, UTILITY AND DRAINAGE TRACT
O. R. B. 5405, PAGES 1074 - 1083

TRACT NO. 7
INGRESS/EGRESS, UTILITY AND DRAINAGE TRACT
O. R. B. 5405, PAGES 1074 - 1083

TRACT NO. 2
INGRESS/EGRESS, UTILITY AND DRAINAGE TRACT
O. R. B. 5405, PAGES 1074 - 1083

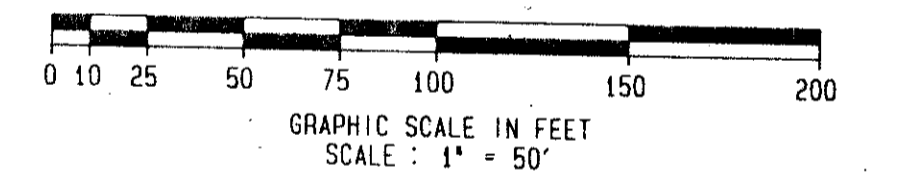
1000' FLORIDA POWER AND LIGHT
COMPANY EASEMENT -
O.R.B. 5971, PG 69 & 70



REGENCY AT BOCA POINTE
PLAT BOOK 54, PAGES 17 & 18

PROMENADE AT BOCA POINTE NO. 1
PLAT BOOK 45, PAGES 119 & 120

PROMENADE AT BOCA POINTE
NO. 2
PLAT BOOK
47, PAGES
102 & 103



TRACT X-8
BOCA POINTE NO. 1
PLAT BOOK 42,
PAGES 141-143

TRACT X-7
BOCA POINTE NO. 1
PLAT BOOK 42, PAGES 141-143

NOTES

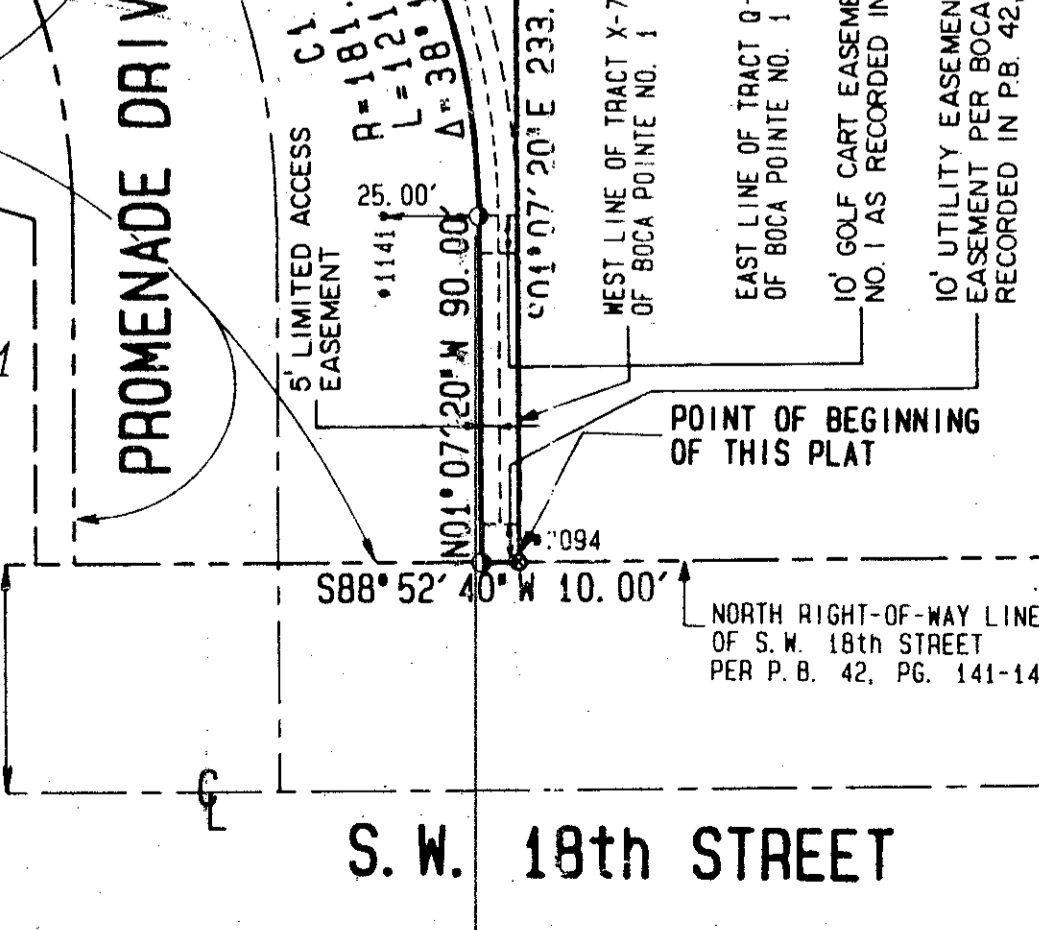
- LEGEND:
- C CENTERLINE
 - F REFERS TO CURVE TABLE
 - R RADIUS
 - L ARC LENGTH
 - Δ CENTRAL ANGLE
 - ◻ EMBANKMENT REFERENCE MONUMENT
 - EXISTING PERMANENT REFERENCE MONUMENT
 - EXISTING PERMANENT CONTROL POINT
 - OFFICIAL RECORD BOOK
 - PLAT BOOK
 - RISE
 - 13,500 INDICATES AREA OF PHASE IN SQUARE FEET
 - PERMANENT CONTROL POINT
- THIS INSTRUMENT WAS PREPARED BY:
 JOHN A. GRANT, III
 JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3333 NORTH FEDERAL HIGHWAY
 BOCA RATON, FLORIDA 33431
 PHONE NUMBER: (407)-95-3333

CURVE TABLE

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	181.63'	38°11'50"	121.09'	62.89'	118.86' S20-13-15.0E
C2	170.01'	29°57'52"	88.91'	45.50'	87.90' S24-20-14.0E
C3	165.00'	63°57'15"	104.17'	103.01'	174.76' N26-12-48.5E
C4	288.28'	14°14'17"	71.64'	36.00'	71.45' N5-04-17.5E
C5	222.89'	19°17'37"	75.05'	37.89'	74.70' N4-24-26.5W
C6	269.64'	30°00'00"	141.18'	72.25'	139.58' S51-45-38.0E
C7	214.87'	47°48'38"	179.30'	95.24'	174.14' S6-39-57.0E
C8	165.00'	52°25'17"	150.96'	81.23'	145.75' S26-49.5W
C9	165.00'	11°31'58"	33.21'	16.66'	33.16' N52-25-27.0E
C10	222.89'	2°08'58"	8.36'	4.18'	8.36' S8-58-46.0E
C11	222.89'	17°08'39"	66.69'	33.60'	66.44' N46-19-57.5W
C12	214.87'	1°40'17"	6.27'	3.13'	6.27' S4-35-46.5E
C13	214.87'	32°57'25"	123.59'	63.56'	121.90' N59-54-37.5W
C14	214.87'	13°10'56"	49.44'	24.83'	49.33' N82-58-48.0W
C15	25.00'	28°41'07"	12.52'	6.39'	12.39' N13-17-18.5E
C16	20.00'	90°00'00"	31.42'	20.00'	28.28' S46-03-15.0E
C17	200.00'	44°55'55"	156.84'	82.70'	152.85' S68-35-17.5E
C18	200.00'	7°22'20"	25.73'	12.88'	25.72' N87-22-05.0W
C19	200.00'	37°33'35"	131.11'	68.01'	128.77' S64-54-07.5E
C20	50.00'	45°00'00"	39.27'	20.71'	38.27' S23-37-20.0E

CURVE TABLE

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C21	30.00'	90°00'00"	47.12'	30.00'	42.43' N46-07-20.0W
C22	50.00'	59°56'25"	52.31'	28.83'	49.95' S61-09-07.5E
C23	50.00'	37°04'32"	32.35'	16.77'	31.79' S72-36-04.0E
C24	50.00'	22°51'53"	19.95'	10.11'	19.82' S42-36-51.5E
C25	50.00'	11°42'06"	10.21'	5.12'	10.19' N25-19-52.0W
C26	20.00'	117°58'38"	41.18'	33.27'	34.28' S78-28-09.0E
C27	32.00'	49°46'52"	27.80'	14.85'	26.94' N67-25-58.0E
C28	20.00'	68°11'47"	23.80'	13.54'	22.42' S58-13-30.5W
C29	50.00'	37°46'44"	32.97'	17.11'	32.37' N43-01-00.0E
C30	50.00'	27°02'23"	23.60'	12.02'	23.38' S75-25-33.5W
C31	20.00'	90°00'00"	31.42'	20.00'	28.28' N43-56-45.0E
C32	25.00'	28°41'07"	12.52'	6.39'	12.39' S15-23-48.5E
C33	180.00'	44°55'55"	141.16'	74.43'	137.57' S68-35-17.5E
C34	180.00'	11°39'28"	36.62'	18.38'	36.56' N85-13-31.0W
C35	180.00'	33°16'27"	104.53'	53.79'	103.07' S62-45-33.5E
C36	30.00'	45°00'00"	23.56'	12.43'	22.96' S23-37-20.0E
C37	30.00'	90°00'00"	47.12'	30.00'	42.43' N43-52-40.0E
C38	30.00'	59°56'25"	31.38'	17.30'	29.97' S61-09-07.5E
C39	30.00'	37°04'32"	16.77'	8.38'	16.66' N43-52-43.5E
C40	30.00'	27°02'23"	14.16'	7.21'	14.03' N75-25-33.5E



ALL P.M.'S WERE SET UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 88°52'40"W ALONG THE SOUTH LINE OF TRACT Q OF BOCA POINTE NO. 1 AS RECORDED IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF THIS COUNTY.

NO BUILDINGS OR ANY KIND OF STRUCTURES SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDING FOR WATER AND SEWER.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN FOR WATER AND SEWER, SHALL BE WITH APPROVAL OF ALL OCCUPYING UTILITIES.

BUILDING SETBACKS SHALL BE PER CURRENT ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.