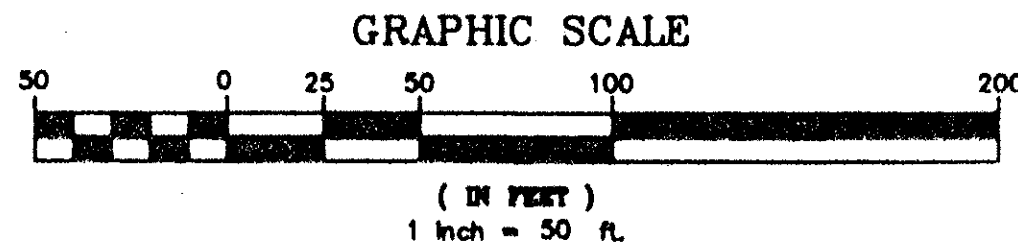


- SURVEY NOTES:**
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
  - Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
  - No buildings or any kind of construction shall be placed on utility or drainage easements.
  - No structures, trees or shrubs shall be placed on drainage easements or utility easements which are provided for water and sewer use.
  - Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
  - All bearings shown hereon, unless otherwise indicated, are relative to an assumed meridian used throughout "BOCA GARDENS", as recorded in Plat Book 50, Pages 25 - 35, North 89° 59' 11" West on North Boundary of said Plat.
  - P.R.M. - 4" indicates 4" x 4" x 24" Permanent Reference Monument Marked No. 5005.
  - U.E. - indicates utility easement.
  - D.E. - indicates drainage easement.
  - P.C.P. - indicates Permanent Control Point (nail in brass survey cap).
  - P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.
  - Lines intersecting curves are non-radial unless shown otherwise.

# PONTE VECCHIO A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4, 5, 30, 31, AND 32, BLOCK 73  
PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54 OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
IN PART OF SECTIONS 5 AND 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

IN THREE SHEETS SHEET NO. 2

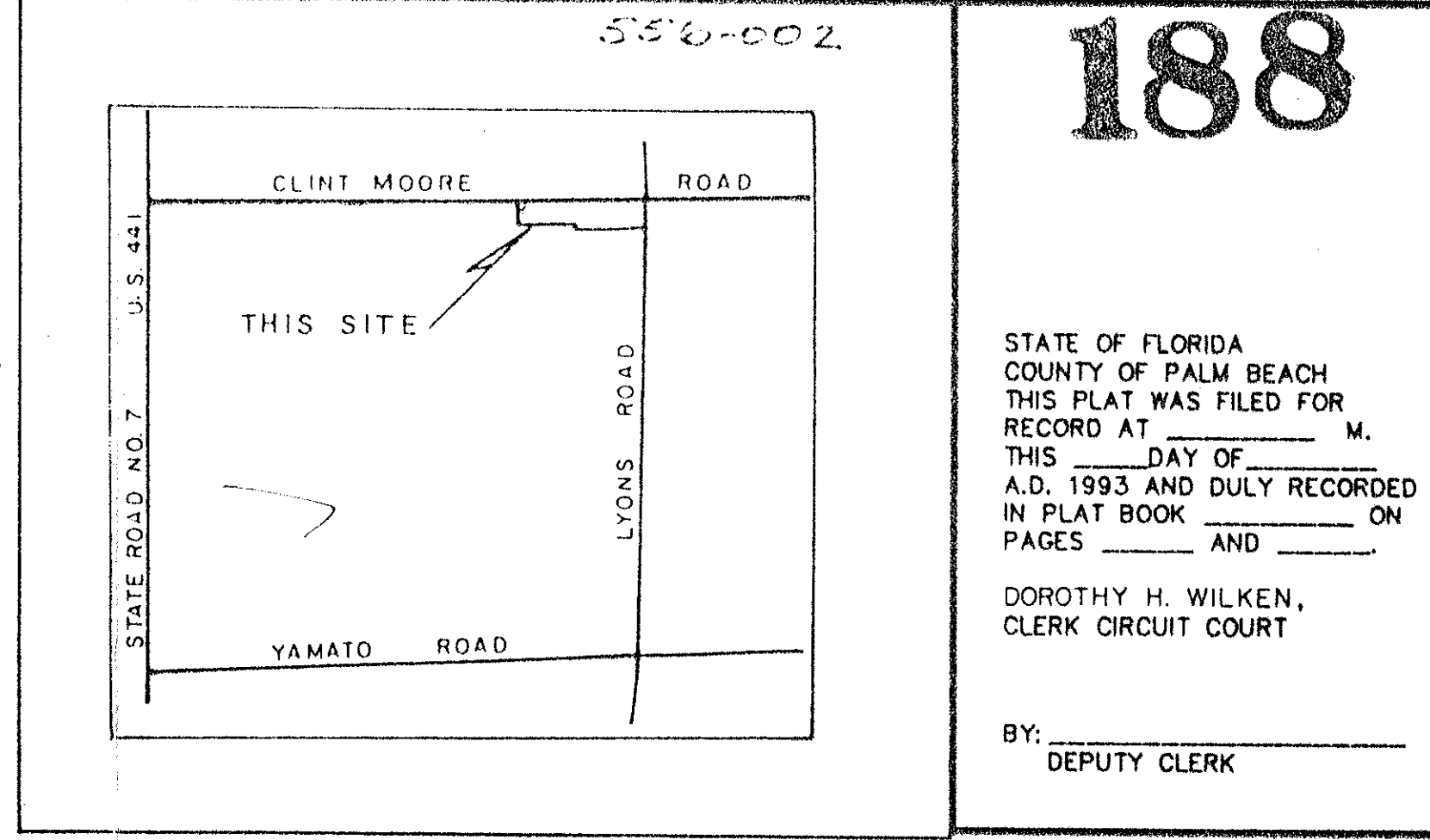


PALM BEACH FARMS PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

NORTH LINE OF BLOCK 73, PALM BEACH FARMS  
COMPANY PLAT NO. 3

**TYPICAL LEGEND NOTES:**

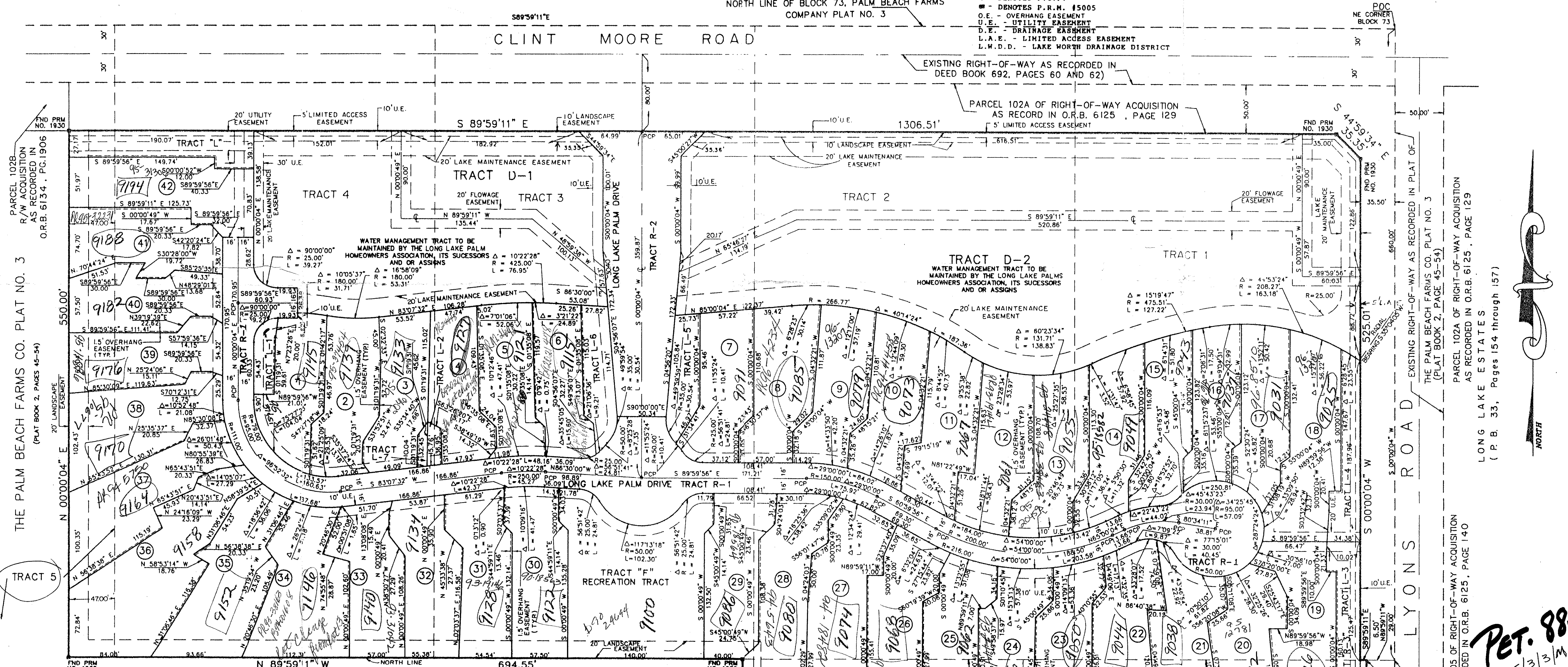
- A - ARC LENGTH
- C - CENTERLINE
- ESMT. - EASEMENT
- NO. - NUMBER
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- SEC. - SECTION
- TWP. - TOWNSHIP
- TYP. - TYPICAL
- P.R.M. - PERMANENT REFERENCE MONUMENT
- Δ - DELTA (CENTRAL ANGLE)
- - DENOTES P.C.P.
- - DENOTES P.R.M. #5005
- O.E. - OVERHANG EASEMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT



**188**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1993 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN,  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK



**STATISTICAL DATA**

TOTAL AREA THIS PLAT	17.7798 ACRES
AREA OF RESIDENTIAL	10.0373 ACRES
AREA OF TRACTS D-1, D-2 (WATER MANAGEMENT)	4.8652 ACRES
AREA OF PRIVATE ROADWAY (TRACT R-1, R-2)	1.7414 ACRES
AREA OF RECREATION (TRACT F)	0.3236 ACRES
AREA TRACTS "L", "L-1", "L-2", "L-3", "L-4", "L-5", "L-6"	0.6025 ACRES
AREA OF TRACT R-3 (ADDITIONAL R/W)	0.0098 ACRES
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	42
DENSITY PROPOSED THIS PLAT	2.36 UNITS/ACRE
LAND USE	SINGLE FAMILY/PATIO HOMES

**BOCA GARDENS**  
(PLAT BOOK 50, PAGES 25-35)

PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
CONSULTING ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (407)392-1991  
DECEMBER 1992

VILLA PORTOFINO II,  
LONG LAKE VILLAS P.U.D.  
(PLAT BOOK 58, PAGES 34,55)

EXISTING RIGHT-OF-WAY AS RECORDED IN PLAT OF  
THE PALM BEACH FARMS CO. PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

PARCEL 102A OF RIGHT-OF-WAY ACQUISITION  
AS RECORDED IN O.R.B. 6125, PAGE 129  
LONG LAKE ESTATES  
(P.B. 33, Pages 154 through 157)

EXISTING RIGHT-OF-WAY AS RECORDED IN PLAT OF  
THE PALM BEACH FARMS CO. PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

PARCEL 105 OF RIGHT-OF-WAY ACQUISITION  
AS RECORDED IN O.R.B. 6125, PAGE 140

FLOOD MAP # 215A  
FLOOD ZONE B  
ZONING KS  
QUAD # 53  
SE # 88-97  
PUD NAME SUTLE  
5/17/94

**PET. 88-97**  
5/3/97

**PONTE VECCHIO**  
70/188 0556-002