

A PORTION OF
THE SHORES AT BOCA RATON PHASES II, III AND IV PUD
 A REPLAT OF LOTS 83 thru 101 AND TRACT T OF THE SHORES AT BOCA RATON PHASE II
 PUD AS RECORDED IN PLAT BOOK 73, PAGES 119 thru 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 FLORIDA AND A REPLAT OF LOTS 33 thru 71, LOTS 116 thru 143, TRACTS C-1 AND D-1 AND
 A PORTION OF TRACTS B-1 AND X OF THE SHORES AT BOCA RATON PHASES III AND IV PUD AS RECORDED
 IN PLAT BOOK 74, PAGES 40 thru 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

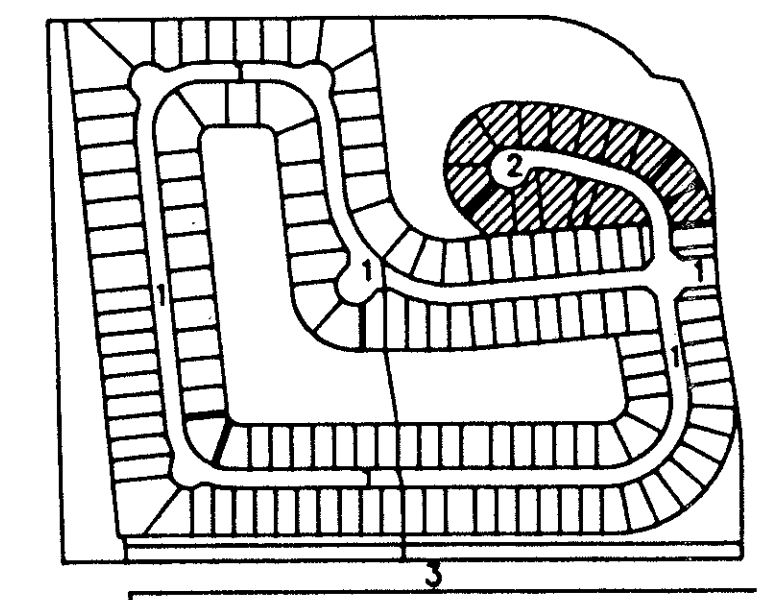
CONSULTING ENGINEERS AND LAND SURVEYORS

OCTOBER 1995

SHEET 4 OF 6

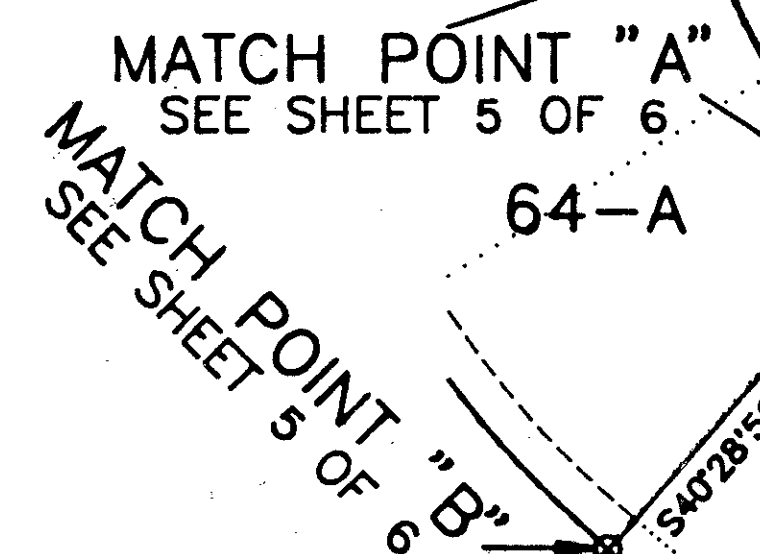
THIS INSTRUMENT WAS PREPARED BY:
 JOHN A. GRANT, JR.
 JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3333 NORTH FEDERAL HIGHWAY
 BOCA RATON, FLORIDA 33431
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BOCA RATON, FLORIDA



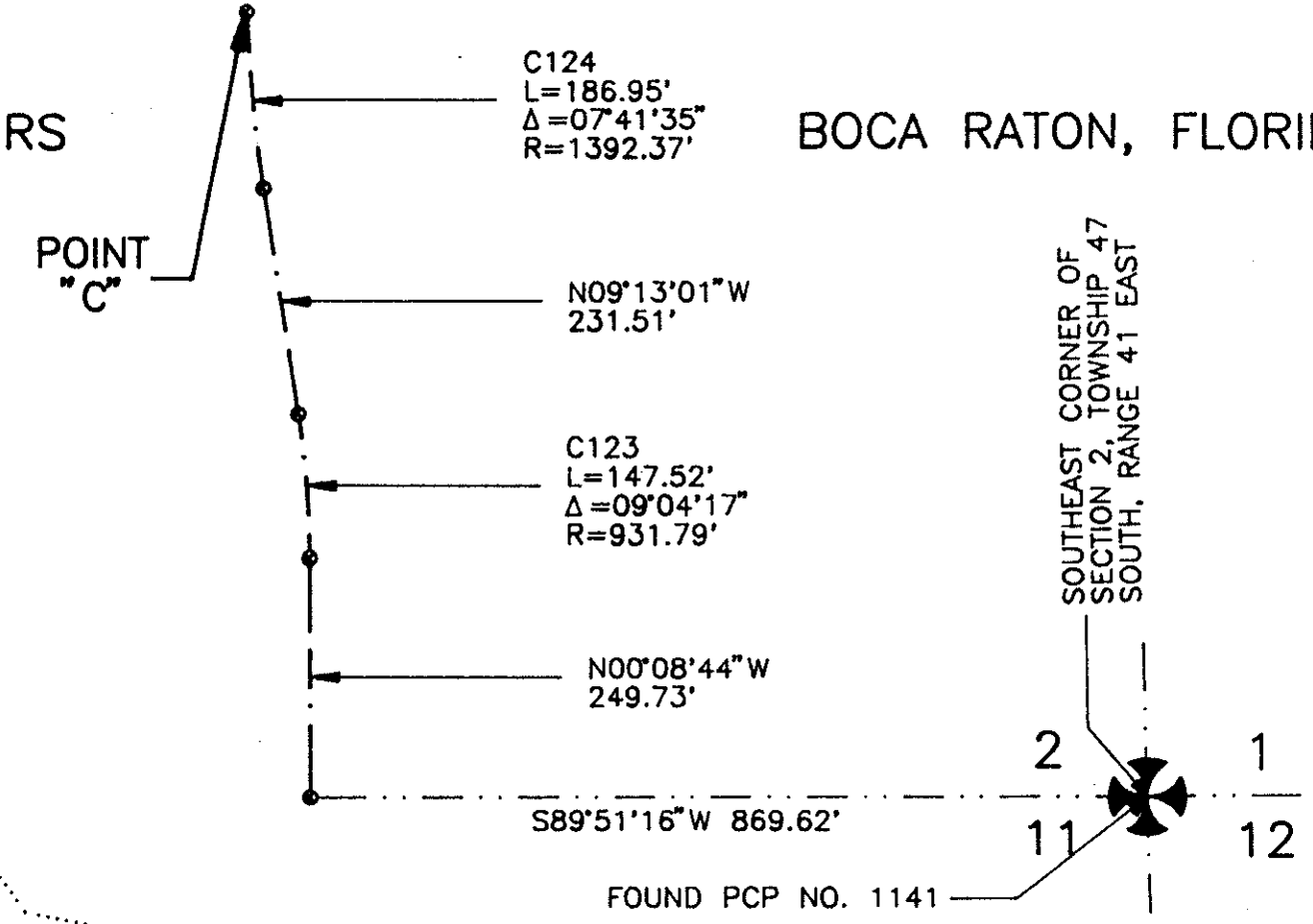
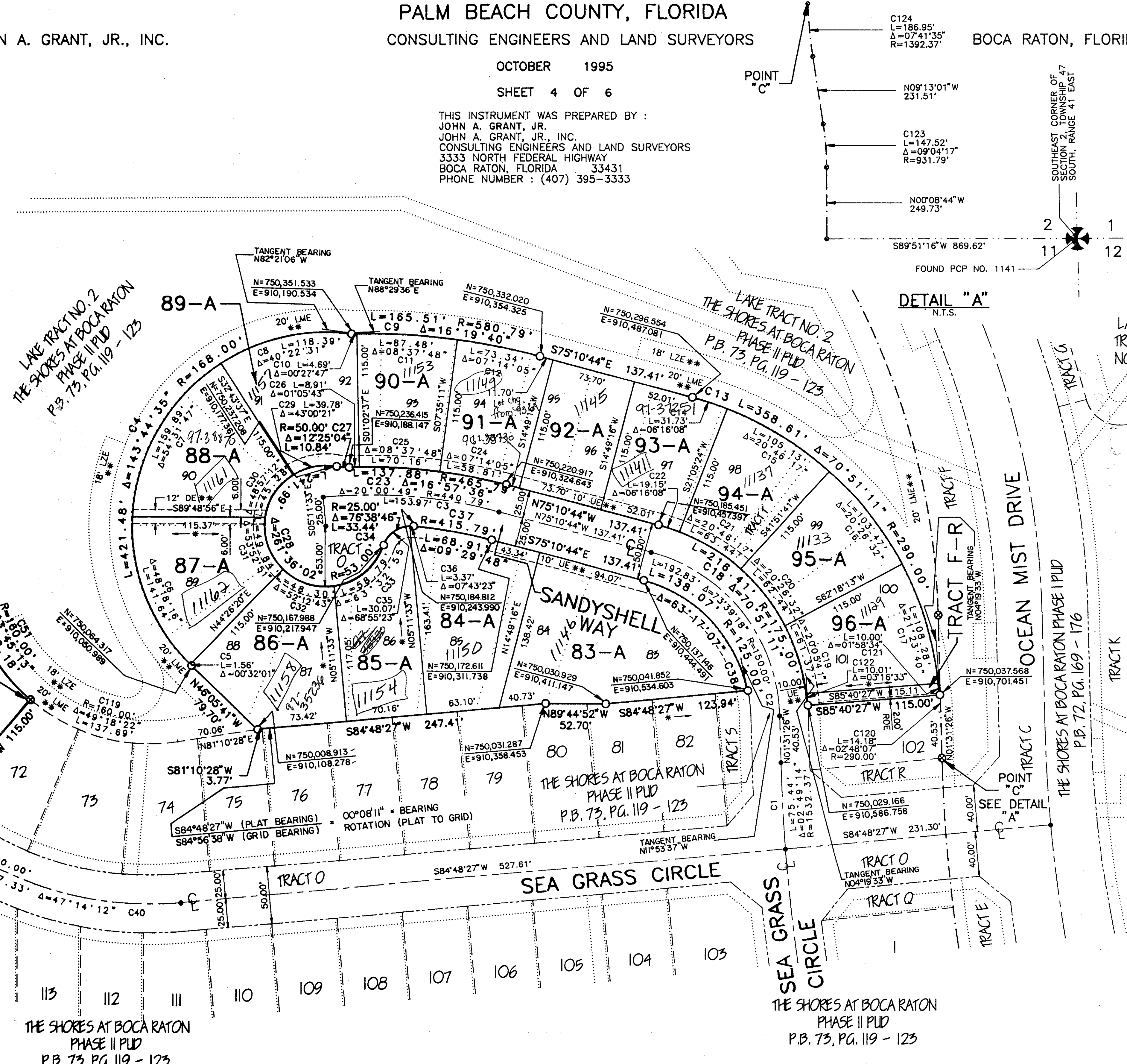
1 : SEA GRASS CIRCLE
 2 : SANDYSHELL WAY
 3 : YAMATO ROAD
KEY MAP
 NOT TO SCALE

DESCRIPTION	SQUARE FEET
LOT 83-A	19,334
LOT 84-A	13,353
LOT 85-A	9,660
LOT 86-A	12,239
LOT 87-A	11,010
LOT 88-A	11,799
LOT 89-A	10,501
LOT 90-A	9,065
LOT 91-A	8,945
LOT 92-A	8,476
LOT 93-A	8,898
LOT 94-A	8,694
LOT 95-A	9,540
LOT 96-A	9,756
TRACT F-R	1,151



LEGEND:

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
- EPCP EXISTING PERMANENT CONTROL POINT NUMBER 1141
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LZE LITTORAL ZONE EASEMENT
- ROE ROOF OVERHANG EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- LOT LOT NUMBER
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING



NOTES:

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER LB-50.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S89°51'16"W, ALONG THE SOUTH SECTION LINE OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

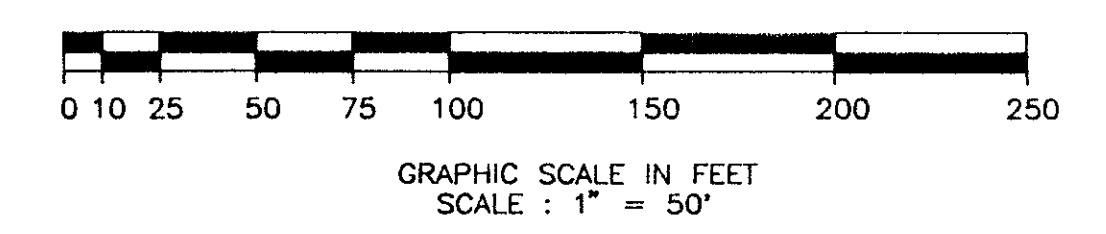
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

* DENOTES NON-RADIAL

** DENOTES PER PLAT BOOK 73, PAGES 119 - 123 (THE SHORES AT BOCA RATON PHASE II PUD)



CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C01	75.44'	02°49'14"	1532.37'	37.73'	N02°56'03"W	75.43'
C02	192.83'	73°39'18"	150.00'	112.33'	N38°21'05"W	179.82'
C03	153.97'	20°00'49"	440.79'	77.78'	N85°11'09"W	153.19'
C04	421.48'	143°44'35"	168.00'	513.13'	N25°46'36"E	319.32'
C05	1.56'	00°32'01"	168.00'	0.78'	N45°49'41"W	1.56'
C06	141.64'	48°18'16"	168.00'	75.33'	N21°24'33"W	137.48'
C07	159.89'	54°31'47"	168.00'	86.58'	N30°00'29"E	153.92'
C08	118.39'	40°22'31"	168.00'	61.77'	N72°27'38"E	115.95'
C09	165.51'	18°19'40"	580.79'	83.32'	S83°20'34"E	164.95'
C10	4.89'	00°27'47"	580.79'	2.35'	N88°43'30"E	4.69'
C11	87.48'	08°37'48"	580.79'	43.82'	S84°43'45"E	87.39'
C12	73.34'	07°14'05"	580.79'	36.72'	S78°47'47"E	73.29'
C13	358.61'	70°51'11"	290.00'	206.29'	S39°45'09"E	336.20'
C14	31.73'	06°18'08"	290.00'	15.88'	S72°02'40"E	31.71'
C15	105.13'	20°46'17"	290.00'	53.15'	S58°31'28"E	104.56'
C16	103.47'	20°28'32"	290.00'	52.29'	S37°55'03"E	102.92'
C17	108.28'	21°23'40"	290.00'	54.78'	S16°59'57"E	107.66'
C18	216.41'	70°51'11"	175.00'	124.49'	N39°45'09"W	202.88'
C19	61.37'	20°05'41"	175.00'	31.01'	N17°38'57"W	61.06'
C20	62.44'	20°26'32"	175.00'	31.55'	N37°55'03"W	62.11'
C21	63.44'	20°44'07"	175.00'	32.07'	S88°51'28"W	63.10'
C22	19.15'	06°18'08"	175.00'	9.58'	N72°02'40"W	19.14'
C23	137.88'	16°57'36"	465.79'	69.45'	N83°39'32"W	137.37'
C24	58.81'	07°14'05"	465.79'	29.45'	N78°47'47"W	58.78'
C25	70.16'	08°37'48"	465.79'	35.14'	N86°43'43"W	70.09'
C26	3.37'	07°43'27"	25.00'	1.69'	S88°52'14"E	3.37'
C27	10.84'	12°25'04"	50.00'	5.44'	N65°55'48"W	10.82'
C28	241.99'	26°13'02"	53.00'	---	S30°31'17"E	80.24'
C29	39.78'	43°00'21"	53.00'	20.88'	S78°46'34"W	38.85'
C30	45.28'	48°57'12"	53.00'	24.13'	S32°47'47"W	43.82'
C31	49.84'	53°25'11"	53.00'	26.94'	S18°37'15"E	48.02'
C32	48.30'	52°12'43"	53.00'	25.97'	S71°40'02"E	46.64'
C33	58.79'	63°32'55"	53.00'	32.83'	N50°27'09"E	55.82'
C34	33.44'	76°38'46"	25.00'	19.76'	N57°00'05"E	31.00'
C35	30.07'	68°55'23"	25.00'	17.16'	N53°08'23"E	28.29'
C36	3.37'	07°43'27"	25.00'	1.69'	S88°52'14"E	3.37'
C37	68.91'	09°29'48"	415.79'	34.54'	S79°55'38"E	68.84'
C38	138.07'	63°17'07"	125.00'	77.03'	S43°32'11"E	131.15'
C40	247.33'	47°14'12"	300.00'	131.18'	N71°34'27"W	240.39'
C51	122.18'	43°45'13"	160.00'	64.24'	S27°58'33"E	119.24'
C119	137.69'	16°00'00"	160.00'	73.43'	N74°10'21"W	133.48'
C120	14.18'	02°48'07"	290.00'	7.09'	N02°55'30"W	14.18'
C121	10.00'	01°58'34"	290.00'	5.00'	S05°18'50"E	10.00'
C122	10.01'	03°16'33"	175.00'	5.00'	N05°57'50"W	10.00'
C123	147.52'	09°04'17"	931.79'	73.92'	N04°40'53"W	147.37'
C124	186.95'	07°41'35"	1392.37'	93.62'	N05°22'14"W	186.81'

SUBDIVISION: The Shores of Boca Raton
 BOOK: 77
 FLOOD ZONE: B
 QUAD: 48
 SE: 92-50
 PUD NAME: The Shores of Boca Raton
 PAGE: 185
 FLOOD MAP #1006
 ZONING PUD
 ZIP CODE: 33498
 TAZ: 881
 1/14/95 JAG