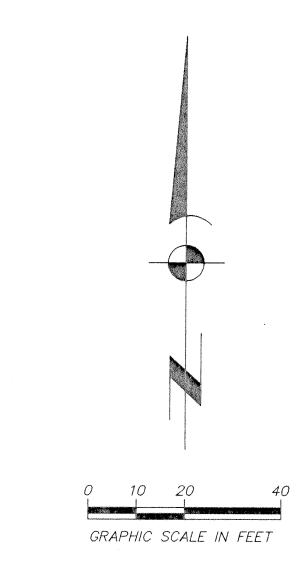
A50.50' N 88'53'44" E REMAINING PORTION OF PARCEL NO. 5 PLAT SHOWING PART OF SECTIONS 16 & 21, T. 47S., R. 43 E (P.B. 18, PG. 1 - P.B.C.R.) PARCEL NO. 4 PLAT SHOWING PART OF SECTIONS 16 & 21, T. 47S., R. 43 E (P.B. 18, PG. 1 - P.B.C.R.) SUBJECT PROPERTY PARCEL NO. 4 PLAT SHOWING PART OF SECTIONS 16 & 21, T. 47S., R. 43 E (P.B. 18, PG. 1 - P.B.C.R.) SUBJECT PROPERTY PARCEL NO. 4 PLAT SHOWING PART OF SECTIONS 16 & 21, T. 47S., R. 43 E (P.B. 18, PG. 1 - P.B.C.R.) SKETCH DEPICTING REMAINDER OF PARCEL 5

(NOT TO SCALE)

THE MIZNER OCEAN GRANDE

BEING A REPLAT OF A PORTION OF PARCEL 5,
"PLAT SHOWING PART OF SECTIONS 16 AND 21, T.47S., R.43E.,"
PLAT BOOK 18, PAGE 1, PALM BEACH COUNTY RECORDS, AND BEING A PORTION OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 43 EAST,
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.



SHEET 2 OF 2

82

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _______, this____
day of ______, 199__.,
and duly recorded in Plat Book
_____, Pages _____, through

DOROTHY H. WILKEN
Clerk Circuit Court
Bv:



- 1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. FURTHER, THERE MAY ALSO BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE MUNICIPAL RECORDS OF THE CITY OF BOCA RATON.
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENT, EXCEPT DRIVEWAYS AND/OR SIDEWALKS.
- 3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES HAVING THE RIGHT TO OCCUPY THE SAME.
- 4. BEARINGS SHOWN HEREON ARE 'RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE BEARING SOUTH 03'42'57" WEST.
- 5. BUILDING SETBACK LINES SHALL BE NO LESS THAN REQUIRED BY THE CITY OF BOCA RATON ZONING REGULATIONS.
- 6. IN THE INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- 7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A UNITED STATES SURVEY FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 8. AREA SHOWN IS CALCULATED TO THE APPROXIMATE MEAN HIGH WATER LINE. (CONTOUR ELEVATION 1.9)
- 9. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, AND ARE RELATIVE TO PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. X-312, ELEV. = 23.415 AND PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. W-312, ELEV.=8.961.

SYMBOLS & ABBREVIATIONS

NON-ACCESS LINE

ELEV. ELEVATION
P.B. PLAT BOOK
P.B.C.R. PALM BEACH COUNTY RECORDS
PG. PAGE
P.R.M. PERMANENT REFERENCE MONUMENT

NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 16-47-73 SET P.R.M. #4798 50.69 99.90 S PLAT LIMITS 108.23 50.69° S 88°48'24" W SET P.R.M. #4798 OCEAN REEF TOWERS CONDOMINIUM SOUTHWEST CORNER OF SECTION 17-47-73 - S 88°41′11" W 57.64′ (C) SOUTHWEST CORNER OF SECTION 16-47-43 PER LAKE WYMAN SHORES (P.B. 24, PG. 220 - P.B.C.R) SOUTH LINE OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 43 EAST S 88°22'44" W 598.02' (C)

REMAINING PORTION OF PARCEL NO. 5 AEGEAN CONDOMINIUM (P.B. 18, PG. 1 - P.B.C.R.) (NOT INCLUDED) SET P.R.M. #4798 PLAT LIMITS 262.3'土 N 88'48'24" E 157.05 PLAT LIMITS PARCEL A ± 0.633 ACRES PORTION OF | PARCEL NO. 5 157.51 270.3 土 S 88'48'24" W SET P.R.M. #4798 PLAT LIMITS SOUTH LINE OF PARCEL NO. 5 PARCEL NO. 4 (P.B. 18, PG. 1 - P.B.C.R.) * EROSION CONTROL LINE AS PER RESOLUTION BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA. DATED JULY 24th, 1987. SITE AREA LANDWARD OF THIS LINE IS 0.621 ACRES. SITE AREA SEAWARD OF THIS LINE IS 0.012 ACRES.

Charles E. Rossi, P.L.S., Inc.

Land Surveying, Mapping and Consultant Services

10501 N.W. 50th Street, Suite 101 Sunrise, Florida 33351 Telephone No. (954) 749-4911