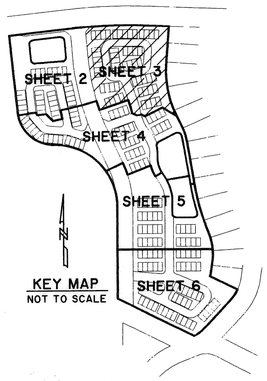
VISTAZO AT BOCA RATON

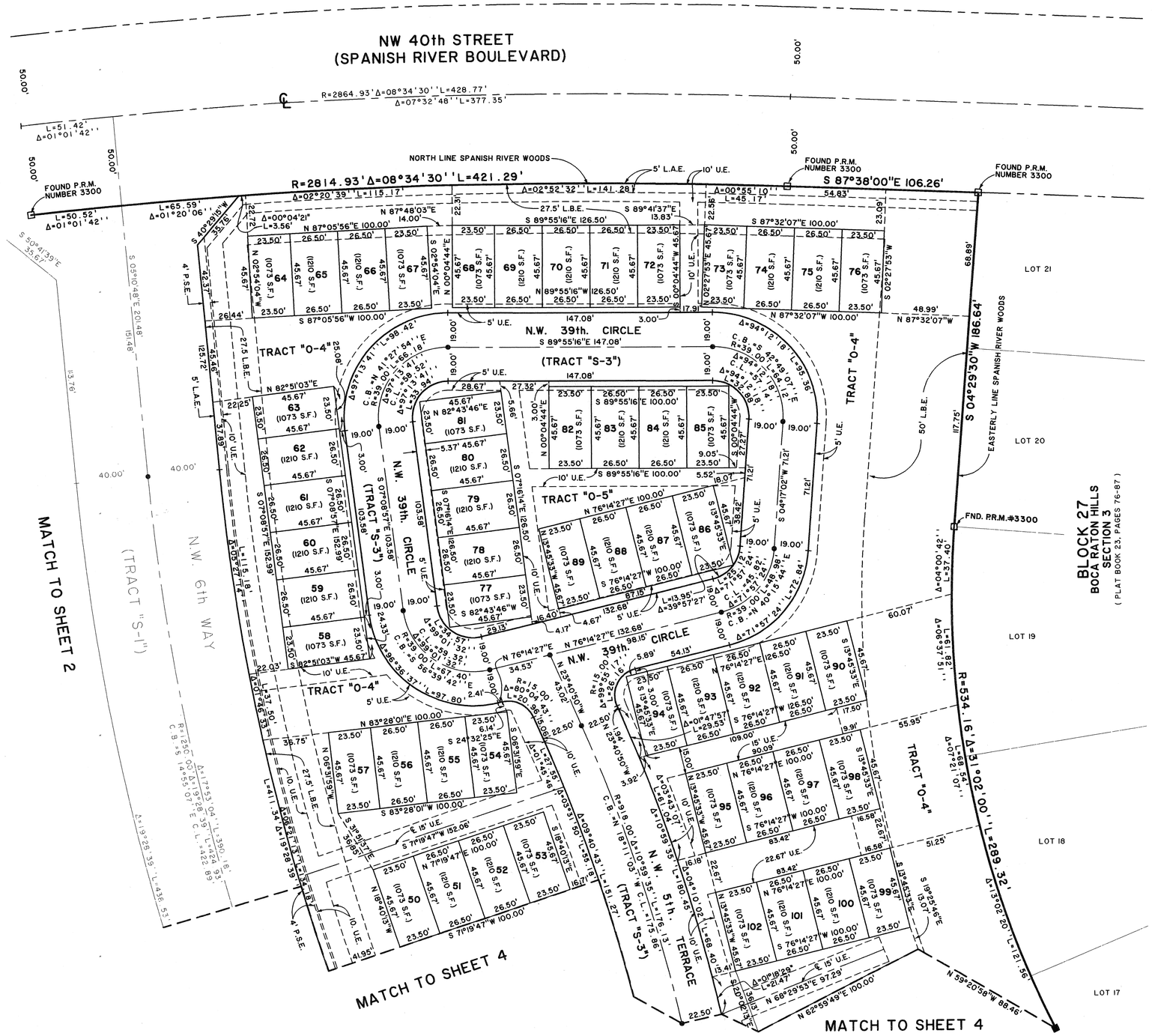
BEING A REPLAT OF ALL OF SPANISH RIVER WOODS. INCLUDING ALL DEDICATED STREETS, EASEMENTS AND TRACTS, AS RECORDED IN PLAT BOOK 45, PAGES 186 AND 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOTS 1,2,4,5,6,7 AND A PORTION OF LOT 3, ALL IN BLOCK 27, BOCA RATON HILLS SECTION 3, AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

SHEET 3 OF 6

153

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____
__ M., THIS ____ DAY OF _____ 2004
AND DULY RECORDED IN PLAT BOOK NO. ____
ON PAGE _____
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY _____ D.C.





SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF BOCA RATON.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6.

P.O.B.	=	POINT OF BEGINNING
P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
C.M.	=	CONCRETE MONUMENT
O.R.B.	=	OFFICIAL RECORD BOOK
PG.	=	PAGE
P.B.	=	PLAT BOOK
R/W	=	RIGHT OF WAY
℄	=	CENTERLINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CURVE CENTRAL ANGLE
■	=	SET P.R.M. LB 4396
⊡	=	P.R.M FOUND (AS NOTED)
C.B.	=	CHORD BEARING
C.L.	=	CHORD LENGTH
L.B.E.	=	LANDSCAPE BUFFER EASEMENT
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
RL	=	RADIAL LINE
L.A.E.	=	LIMITED ACCESS EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
B.S.E.	=	BELLSOUTH EASEMENT
P.S.E.	=	PUBLIC SIDEWALK EASEMENT

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SPANISH RIVER WOODS AS RECORDED IN PLAT BOOK 45, PAGES 186 AND 187, PUBLIC RECORDS OF PALM BEACH COUNTY, HAVING A PLATTED BEARING OF NORTH 83°47'30" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

30 0 30 60 90

Scale 1" = 30'
(IN FEET)

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LB # 4396

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