BOCA BEACH CLUB REPLAT OF PARCEL "A" BEING A REPLAT OF PARCEL "A", BOCA BEACH CLUB, AS RECORDED IN PLAT BOOK 67, PAGES 148-150, PALM BEACH COUNTY RECORDS LYING IN SECTIONS 28 AND 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST STATE OF FLORIDA COUNTY OF PALM BEACH CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA This plat was filed for record at N 729993.22 and duly recorded in Plat Book E 959894.25 FD. D.N.R. P.R.M. "93 89 A 26" BOCA RATON INLET SHARON R. BOCK Clerk & Comptroller 1 INCH = 40 FEET MEAN HIGH WATER LINE, ELEVATION 1.59' (NGVD 1929) OR 0.02' (NAVD 1988), AS LOCATED ON 03/08/2006, ALONG SEAWALL SHEET 3 OF 8 N01'08'49"E 148.96 PARCEL "B" — BOCA BEACH CLUB 217.94' % N01'07'04"E (P.B. 67, PAGES 148-150, P.B.C.R.) - INGRESS, EGRESS, UTILITY & LANDSCAPE EASEMENT -(0.R.B. 23567/360 , P.B.C.R.) N01°07'15"E (VARIABLE WIDTH R/W PER F.D.O.T. R/W MAP, SECTION 93060-2117, DATED 3/07/61, & PER F.D.O.T. R/W MAP, SECTION 93060-2103, DATED; 7/15/39) S01'07'04"W SURVEY REFERENCE LINE-WESTERLY LIMITS OF PARCEL "A" (BOCA BEACH CLUB) EAST R/W LINE (P.B. 3, PAGES 8 & 9, P.B.C.R.) 50.23' P.O.B. R=5679.65' Δ=05"10'37" R=5679.65' L=513.18° Δ=00′30′38" L=50.61'N86"22'32"W___ S87'56'13"W R = 146.00'PARCEL 1 22.73 L = 78.01'S86*53'11"E (RADIAL) Δ=18'20'42"-(RADIAL BEARING) ±541,211 SQ. FT. / 12.42 ACRES R=20.50' ----L = 46.75- INGRESS, EGRESS, UTILITY & LANDSCAPE EASEMENT -(O.R.B. 23567/360, P.B.C.R.) NO3'03'32"W ∆=18'26'06" N01'09'24"E 90.66' L=6.60° 1743.02 EAST 1/4 CORNER _SECTION 29-47-43 (RADIAL) (NOT RECOVERED) __N67**:**56'26"W _ GOVERNMENT LOT 2 R = 30.50'SABAL POINT APARTMENTS, SECTION 28-47-43 ∆=68°02'38"-A CONDOMINIUM (O.R.B. 1217/403, P.B.C.R.) N00'06'12"E S01"53'26"W 216.48 S76**'**50'53"E └-INGRESS/ EGRESS EASEMENT (O.R.B. 6615/795 & O.R.B. 6892/1990, P.B.C.R.) (RADIAL) NORTH LINE OF PARCEL "A" 55' JEWEL SETBACK (BOCA BEACH CLUB) (O.R.B. 20653/568, P.B.C.R.) 296.66 S00'06'12"W PARCEL 4 (SEE SHEET 5 OF 8) THIS INSTRUMENT WAS PREPARED BY: \$0974° \$5.15° 20,291 SQ. FT. 0.47 ACRES MARISHA M. KREITMAN, P.S.M. 50006 6.24 EASTERLY LIMITS OF PARCEL "A" AVIROM & ASSOCIATES, INC. PARCEL 5 (BOCA BEACH CLUB) 4,743 SQ. FT. / 0.11 ACRES SURVEYING & MAPPING PRESIDENTIAL PLACE 50 S.W. 2nd AVENUE, SUITE 102 N 730006.89 (P.B. 70, PAGES 3-5, P.B.C.R.) BOCA RATON, FLORIDA 33432 S04*31'46*W E 960360.80 (561) 392-2594 768.00' JUNE, 2009 120.04 S04'31'46"W AREA TABULATION -COASTAL CONSTRUCTION CONTROL LINE, RECORDED ON 8/22/1997 IN P.B. 80, PAGES 137-155, P.B.C.R. ±541,211 SQ. FT. | ±12.42 ACRES PARCEL 1 95,877 SQ. FT. 2.20 ACRES PARCEL 2 S0419'00"W ±0.73 ACRES PARCEL 3 ±31,765 SQ. FT. 120.16 PARCEL 4 20,291 SQ. FT. 0.47 ACRES 0.11 ACRES 4,743 SQ. FT. PARCEL 5) COASTAL CONSTRUCTION CONTROL LINE, RECORDED ON 01/17/1979 IN P.B. 36, PAGES 91-107, P.B.C.R. ±693,887 SQ. FT. | ±15.93 ACRES N 730012.70 NOTES: E 960475.70 THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, PLACED ON UTILITY OR DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS AND/OR SIDEWALKS. FD. D.N.R. P.R.M. 2. THERE SHALL BE NO TREES OR SHRUBS, PLACED ON UTILITY EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF "R-222 PM BH 1990" ALL UTILITY COMPANIES HAVING THE RIGHT TO OCCUPY THE SAME. 3. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREA OF INTERSECTION 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 SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. N 730001.49 BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS. IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE 5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 80, PAGES 137 THROUGH 155 OF THE PUBLIC ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND E 960524.25 RECORDS OF PALM BEACH COUNTY, FLORIDA WITH THE NORTH LINE OF PARCEL "A", BOCA BEACH CLUB, HAVING A BEARING OF S86'22'32"E. FD. 4"x4" P.R.M. #2539 PARCEL 1 IN THE PUBLIC RECORDS OF THIS COUNTY. 6. COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83), 1990 ADJUSTMENT, AS SHOWN ON PLAT BOOK 80, PAGES 137 THROUGH 155, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ±541,211 SQ. FT. / 12.42 ACRES 7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE. 8. BENCHMARK DESCRIPTION: U.S. COAST AND GEODETIC SURVEY BENCHMARK #E 312 - FOUND A U.S. COAST & GEODETIC SURVEY BRASS DISC STAMPED "E 312 1970", NORTHERLY LIMITS OF PARCEL "A" ELEVATION = 5.37 FEET (NGVD 1929) OR 3.80 FEET (NAVD 1988). (BOCA BEACH CLUB) 9. ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMAL PARTS THEREOF REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). DATUM CONVERSION WAS DONE UTILIZING THE U.S. ARMY CORPS OF ENGINEERS PRÓGRAM NOTE: CORPSCON FOR WINDOWS, VERSION 5.11.08. THE MODEL VALUE OF (-) 1.57 WAS ADDED ALGEBRAICALLY TO THE NGVD 1929 HEIGHT. 10. INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) - 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK STAMPED "P.R.M. L.B. 3300", UNLESS OTHERWISE NOTED. S00'05'15"E 183.66 SEE SHEET 5 OF 8 FOR DETAILS ON ADDITIONAL EASEMENTS 11. O INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) - NAIL & BRASS DISK STAMPED "P.R.M. L.B. 3300", UNLESS OTHERWISE NOTED. SEE SHEET 6 OF 8 FOR DETAILS ON FLORIDA POWER & LIGHT COMPANY EASEMENTS 12. ABBREVIATION LEGEND: € = CENTERLINE; D.B. = DEED BOOK; D.N.R. = DEPARTMENT OF NATURAL RESOURCES; ∆ = CENTRAL ANGLE; FD. = FOUND; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; L = ARC LENGTH; L.B. = LICENSED BUSINESS; NAVD = NORTH AMERICAN VERTICAL DATUM; NGVD = SEE SHEET 7 OF 8 FOR DETAIL OF SEWER EASEMENT DEDICATED BY THIS PLAT EROSION CONTROL LINE (RECORDED ON 12/22/2003 IN ROAD P.B. 9/30-36, P.B.C.R. NATIONAL GEODETIC VERTICAL DATUM; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PGS. = PAGES; P.R.M. = SEE SHEET 8 OF 8 FOR DETAIL OF WATER EASEMENT DEDICATED BY THIS PLAT ** RECORDED IN O.R.B. 16346/1395, P.B.C.R.) PERMANENT REFERENCE MONUMENT; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; SQ. FT. = SQUARE FEET; S.R. = STATE ROAD: U.E. = UTILITY EASEMENT. ATLANTIC OCEAN