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BOCA CHASE SECTION FOUR

(A PORTION OF BOCA CHASE, RIVIERA P.U.D.)
A REPLAT OF A PORTION OF TRACTS 9, 10 and 64
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2"
OF SECTION I, TOWNSHIP 47 South, RANGE 41 East
(1-102 P.B.R.) PALM BEACH COUNTY, FLORIDA

CURVE TABLE

No.	RADIUS	DELTA	ARC
1	590.00'	9° 22' 45"	96.58'
2	25.00'	36° 52' 14"	16.09'
3	50.00'	23° 20' 56"	20.38'
4	50.00'	74° 52' 11"	65.34'
5	50.00'	64° 56' 24"	56.67'
6	25.00'	36° 52' 11"	16.09'
7	50.00'	163° 09' 31"	142.38'
8	55.00'	89° 25' 06"	85.84'
9	25.00'	14° 13' 57"	6.21'
10	25.00'	22° 38' 14"	9.88'
11	50.00'	76° 23' 28"	66.66'
12	50.00'	83° 46' 18"	73.10'

No.	RADIUS	DELTA	ARC
13	50.00'	4° 09' 24"	3.63'
14	25.00'	36° 52' 05"	16.09'
15	55.00'	90° 34' 54"	86.95'
16	50.00'	164° 19' 10"	143.40'
17	510.00'	5° 19' 59"	47.47'
18	550.00'	5° 56' 48"	57.08'
19	590.00'	1° 31' 05"	15.63'
20	25.00'	90° 34' 54"	39.52'
21	310.00'	19° 02' 47"	103.05'
22	310.00'	3° 20' 41"	18.10'
23	25.00'	89° 25' 06"	39.02'

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Sheet 2 of 2 Sheets

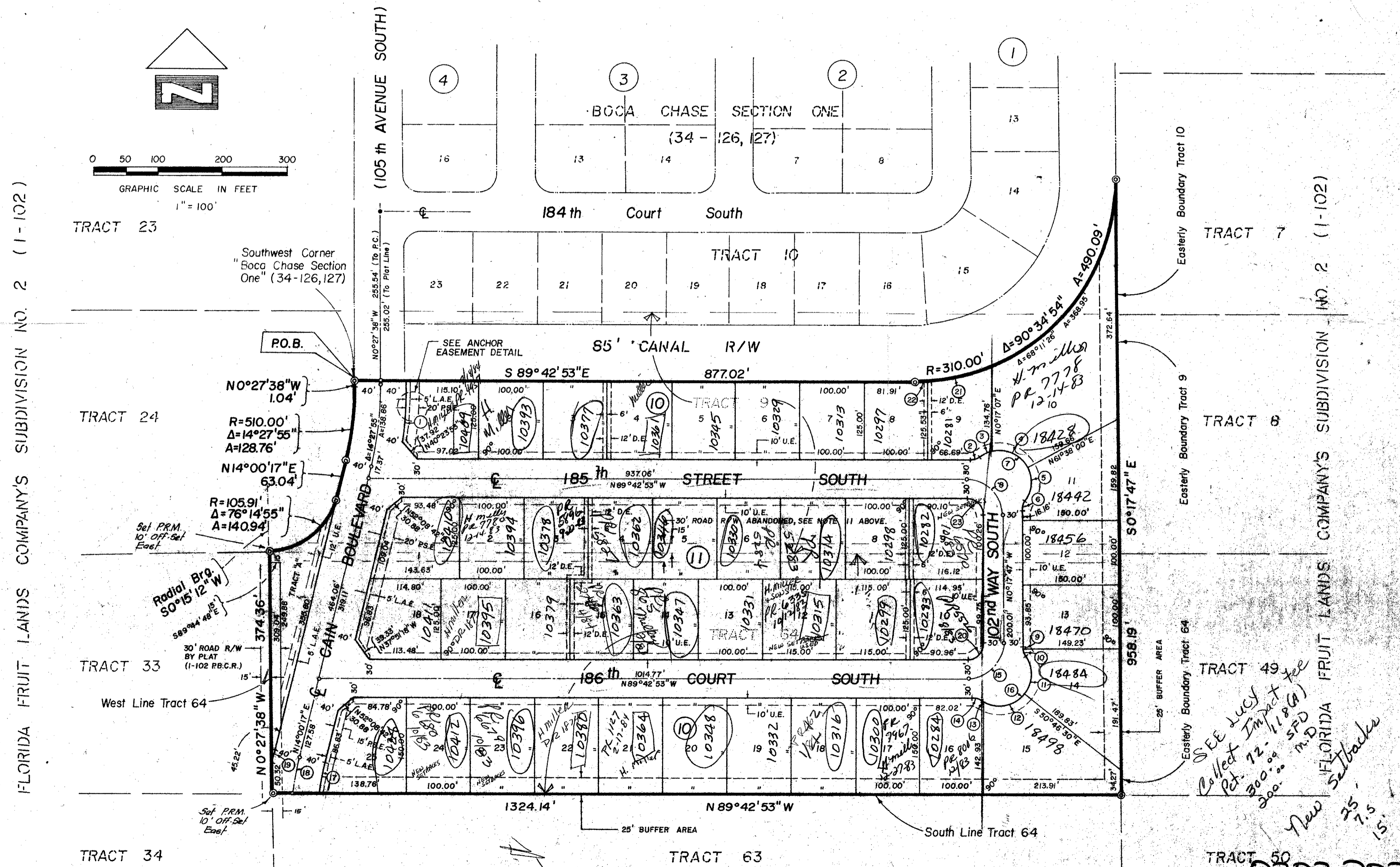
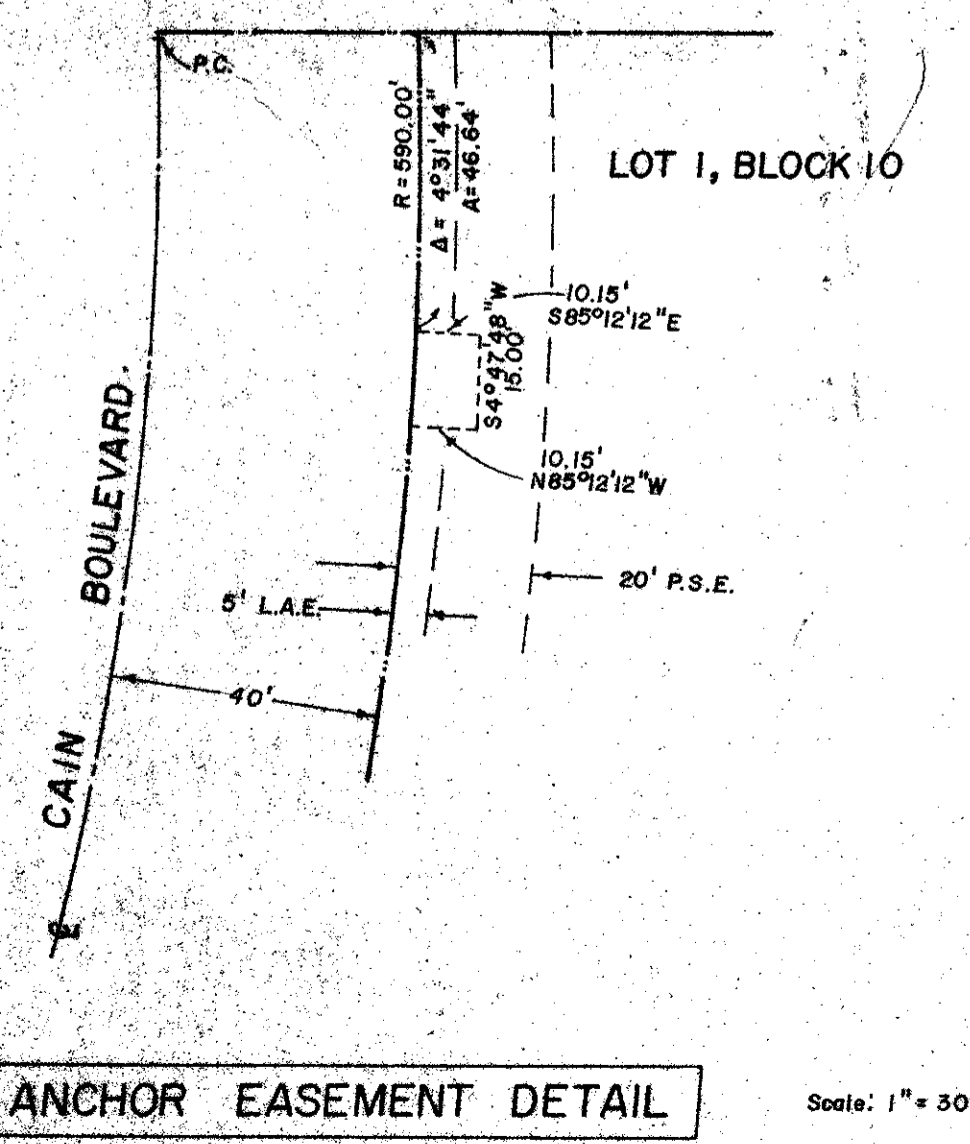
NOTES

- 1) ° Indicates Permanent Control Point.
- 2) ⊙ Indicates Permanent Reference Monument.
- 3) U.E. indicates Utility Easement.
- 4) D.E. indicates Drainage Easement.
- 5) L.A.E. indicates Limited Access Easement.
- 6) P.S.E. indicates Planting Screen Easement.
- 7) Bearings shown hereon are based on the North Line of Section 1, Township 47 South, Range 41 East, having an assumed bearing of Due West as shown on the recorded plat of "Boca Chase Section Two" (P.B. 37 19's 192, 193) Palm Beach County Records.
- 8) No structures, trees, or shrubs shall be placed on Drainage Easements.
- 9) Approval of Landscaping on Utility Easements, other than Water and Sewer, shall be only with the approval of all utilities occupying same.
- 10) No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- 11) Florida Fruit Lands Company's Subdivision No. 2, (1-102) road right-of-way abandonment per O.R. Book 2341 Pages 356 through 359, for that 30' platted right-of-way south of Tract 9 and north of Tract 64.
- 12) "The Buffer Areas as shown on this Plat are restricted, such that no improvements as approved by Palm Beach County, Florida, pursuant to the applicable Zoning and Landscape Ordinance and Code of Palm Beach County, Florida. All Landscaping and fence improvements within the Buffer Areas on a Lot shall be maintained in their original condition or better condition by the owner of the Lot of which said Buffer Area is located pursuant to Article VII of the First Amended Declaration of Covenants and Restrictions for Boca Chase, as recorded in Official Records Book 3143 at Page 192 of the Public Records of Palm Beach County, Florida."

PREPARED BY
HELLER - WEAVER and ASSOCIATES Inc.
5310 North State Road 7, Suite E
Fort Lauderdale, Florida 33319
ORDER No. 3511

LAND USE TABULATION

A) Single Family Residential	43 Lots
B) Gross Acreage:	19.42
C) Units Per Acre:	2.21
D) Breakdown:	
Dedicated Road Right-of-Way	4.46 ± Acres
Existing Road Right-of-Way	0.10 ± Acre
Residential Area	14.62 ± Acres
Open Space Tract "A"	0.24 ± Acre
Total	19.42 ± Acres



Boca Chase #4
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (1-102)

0303-302

SUBDIVISION	45	PAGE	198
BOOK	45	FLOOD MAP	1000
FLOOD ZONE	B	ZONING	
QUAD	68	ZIP CODE	33454
SE			
PUD NAME			

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