

46/89

NOTES

- 1) ° Indicates Permanent Control Point to be set by this Plat.
- 2) © Indicates Permanent Reference Monument.
- 3) Bearings shown thereon 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 "Boca Chase Section Two" (P.B. 37 Pgs 192, 193) Palm Beach County Records.
- 4) There shall be no construction, buildings, trees or shrubs placed in the drainage and utility easements.
- 5) Utility Easements shall be recorded by separate instrument and in accordance with ordinance 73-4.
- 6) U.E. Indicates Utility Easement.
- 7) D.E. Indicates Drainage Easement.
- 8) B.P.E. Indicates Bicycle Path Easement.

# WATERBERRY SECTION TWO

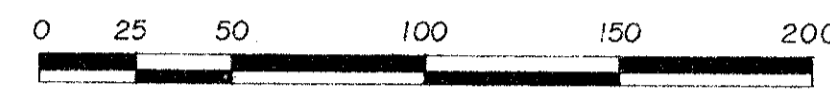
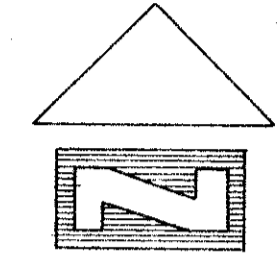
(A PORTION OF RIVIERA P.U.D.)

A REPLAT OF A PORTION OF TRACTS 30, and 31  
 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF  
 SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.C.R.)  
 AND A PORTION OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 47 S., RANGE 41 E.,  
 PALM BEACH COUNTY, FLORIDA

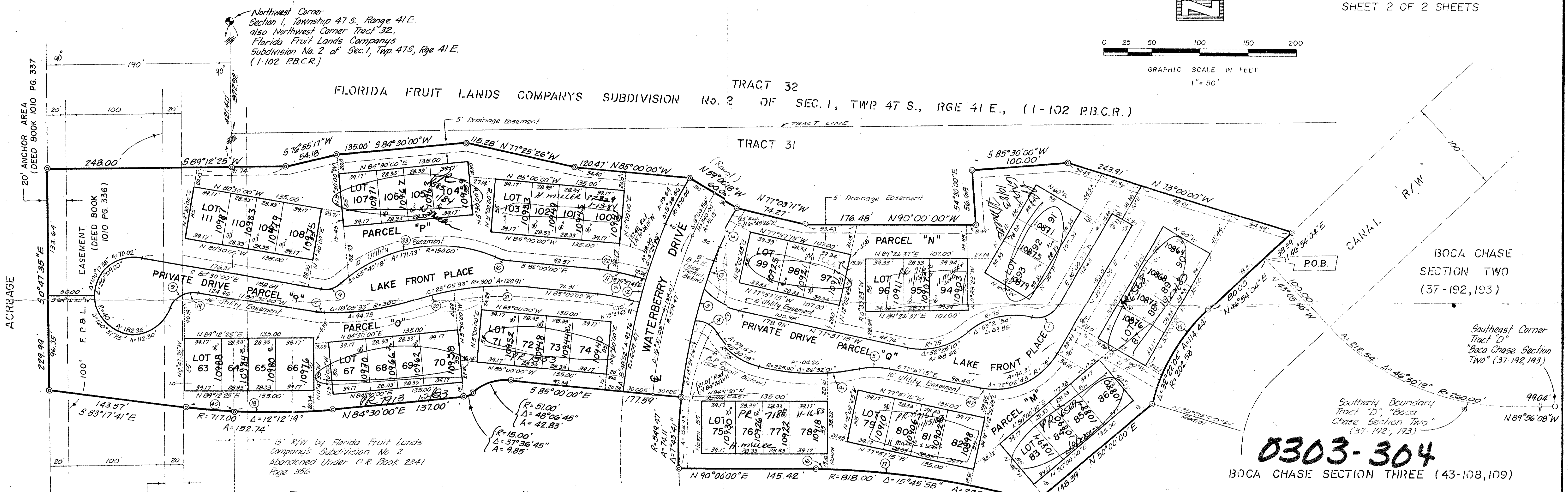
PREPARED BY:  
HELLER - WEAVER and ASSOCIATES Inc.

5310 North State Road 7, Suite E  
Fort Lauderdale, Florida 33319

ORDER No. 2366



SHEET 2 OF 2 SHEETS



0303-304  
BOCA CHASE SECTION THREE (43-108, 109)

### LAND USE TABULATION

Gross Acreage	7.192		
Breakdown		Acres	Percentage
A.) Private Streets			
1) Waterberry Drive	0.302		
2) Parcel "O"	0.477		
3) Parcel "R"	0.486		
TOTAL	1.265		18%
B.) Residential - Single Family Attached Design			
49 Units			
1) Lots 63 through 111 (inclusive)	2.110		29%
C.) Common Areas			
1) Parcel "M"	1.037		
2) Parcel "N"	0.756		
3) Parcel "O"	0.886		
4) Parcel "P"	1.138		
TOTAL	3.817		53%
TOTAL A, B and C	7.192		100%

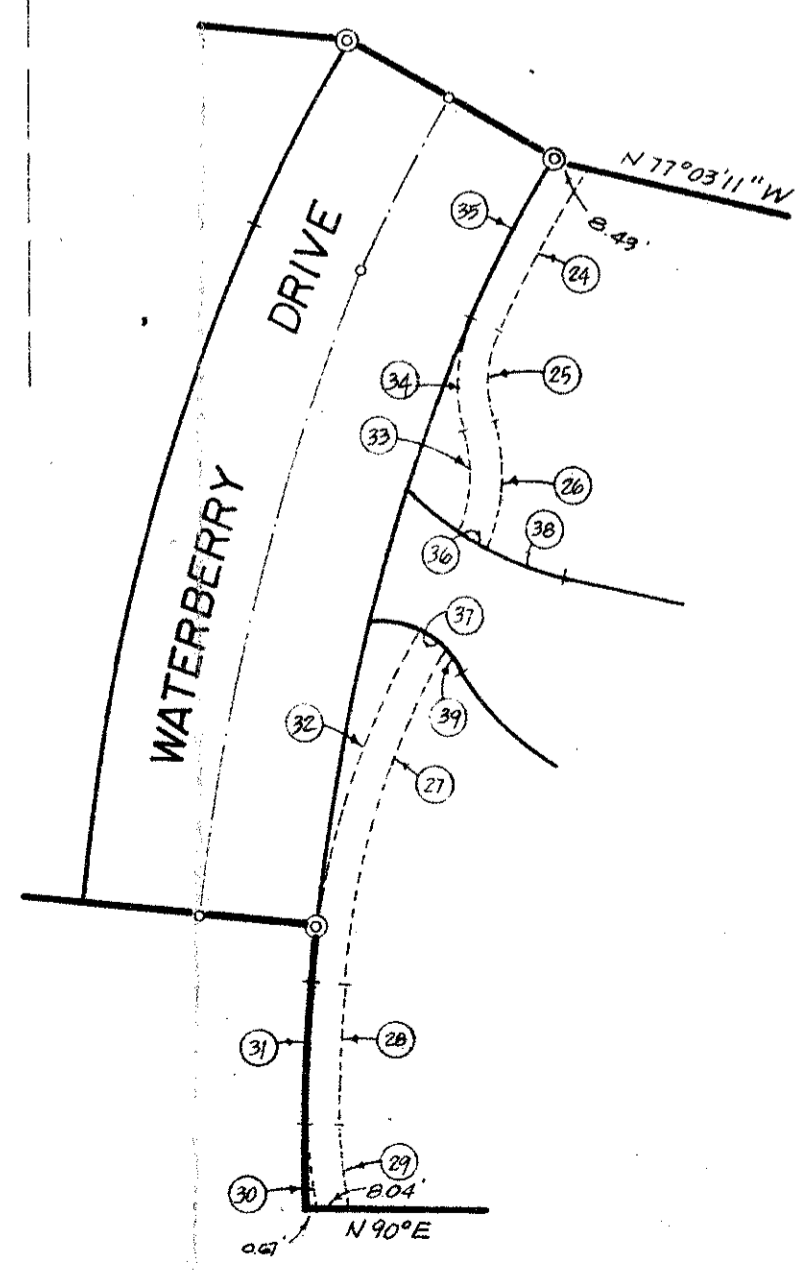
### CURVE TABLE

No.	Radius	Delta	Arc
1	25.00'	72°59'29"	31.85'
2	75.00'	35°34'56"	46.58'
3	549.47'	3°33'20"	34.10'
4	27.00'	61°47'32"	29.12'
5	75.00'	24°36'31"	32.21'
6	200.00'	9°32'17"	33.29'
7	50.00'	4°30'00"	8.29'
8	25.00'	81°09'00"	35.41'
9	25.00'	52°05'54"	22.73'
10	50.00'	15°04'24"	15.77'
11	225.00'	9°32'17"	37.16'
12	609.47'	2°21'03"	25.01'
13	549.47'	4°45'01"	45.56'
14	310.00'	6°36'56"	46.62'
15	202.58'	23°12'34"	82.47'
16	818.00'	0°54'03"	12.86'
17	818.00'	10°29'32"	149.80'
18	717.00'	6°52'35"	82.05'
19	25.00'	34°53'40"	15.23'
20	300.00'	8°16'57"	43.37'
21	300.00'	9°00'56"	47.21'
22	225.00'	4°43'57"	18.58'
23	150.00'	61°56'25"	162.16'
24	302.00'	8°06'59"	48.02'
25	32.00'	38°51'48"	21.71'
26	48.00'	41°16'36"	34.58'
27	212.00'	24°37'52"	91.14'
28	541.47'	3°53'21"	36.75'
29	212.00'	5°58'18"	22.10'
30	220.00'	5°46'04"	22.15'

### CURVE TABLE

No.	Radius	Delta	Arc
31	549.47'	3°53'21"	37.30'
32	220.00'	24°45'46"	95.08'
33	40.00'	39°52'35"	27.84'
34	40.00'	38°51'48"	27.13'
35	310.00'	8°36'56"	42.62'
36	75.00'	6°10'09"	8.08'
37	27.00'	17°04'15"	8.04'
38	75.00'	16°37'12"	21.76'
39	27.00'	18°25'12"	8.68'
40	27.00'	3°49'37"	47.89'
41	225.00'	6°14'55"	32.39'
42	75.00'	6°39'04"	11.32'

### 8' BICYCLE PATH EASEMENT DETAIL



WATERBERRY sec. 2 46/89

Subdivision # 114714  
 BOOK 46 PAGE 89  
 FLOOD ZONE 6 FLOOD MAP # 125  
 ROAD # 68 ZONING  
 BE ZIP CODE 33474  
 USE NAME