

FAIRFIELD AT BOCA PLAT NO. SIX OF CEDAR GROVE P.U.D.

0346-006

56

BEING A REPLAT OF A PORTION OF PARCEL "A" OF CEDAR GROVE - P.U.D. AS RECORDED IN PLAT BOOK 41, PAGES 39 AND 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS DAY OF _____ 1999, AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGE _____
MILTON T. BAUER
CLERK CIRCUIT COURT
BY: _____ D.C.

THIS INSTRUMENT PREPARED BY:

Manuel Gutierrez, P.L.S.
IN THE OFFICES OF:



SHEREMETA ASSOCIATES, INC.
CONSULTING ENGINEERS

land planning • engineering • surveying
101 S.E. 6th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300

FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE P.U.D. (PB 51, PGS 90-94)

NOTES:

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST BOUNDARY LINE OF PLAT OF FAIRFIELD AT BOCA PLAT NO. TWO OF CEDAR GROVE PUD (PB 54, PG 19 & 20), BEING SOUTH 20°25'08" EAST

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

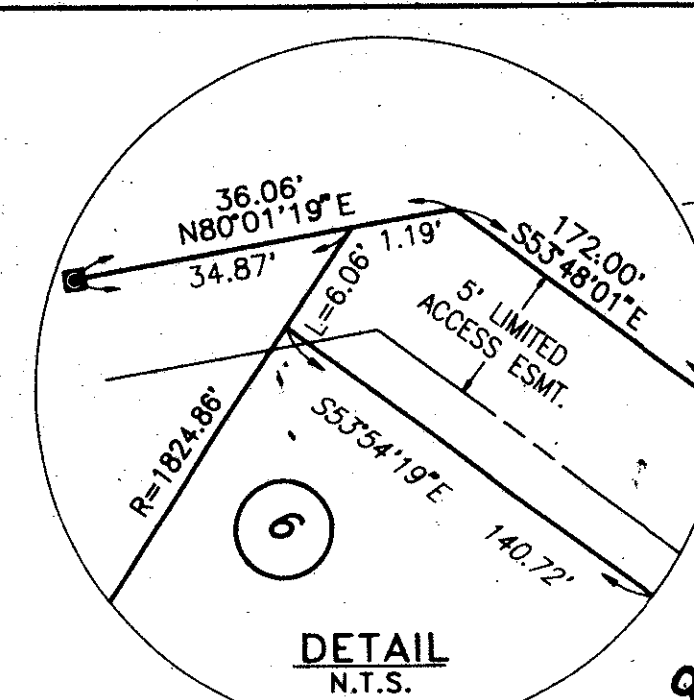
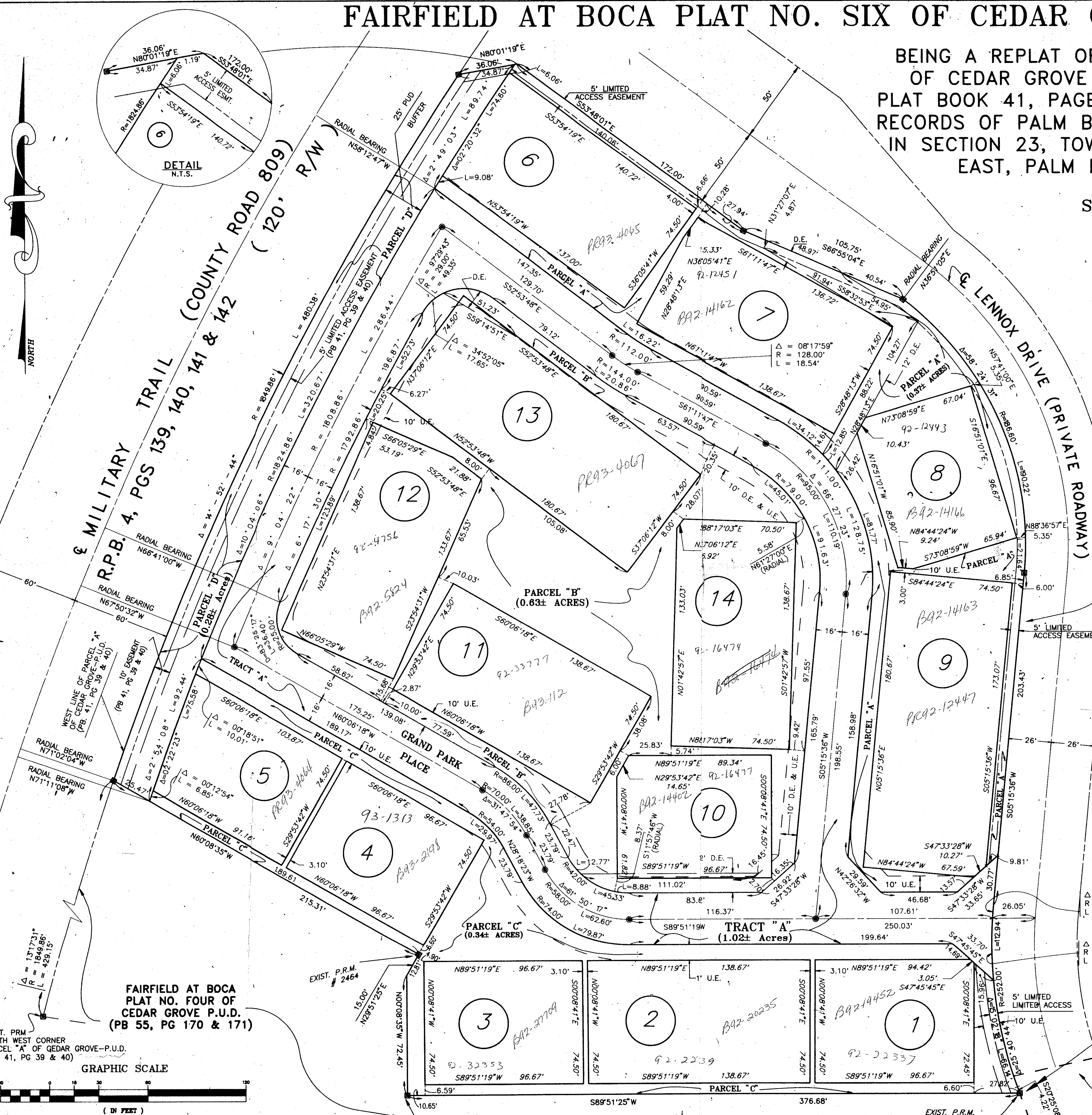
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) # 4102 UNLESS OTHERWISE DESIGNATED.
- DENOTES PERMANENT CONTROL POINT (P.C.P.)
- P.O.B. DENOTES POINT OF BEGINNING
- Ⓢ DENOTES CENTER LINE
- R/W DENOTES RIGHT-OF-WAY
- PB & PG DENOTES PLAT BOOK AND PAGE
- R.P.B. & PG DENOTES ROAD PLAT BOOK AND PAGE
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- BUILDING SETBACKS AND SEPARATION LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR OTHER PERMANENT STRUCTURES SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE
- LANDSCAPING SHALL NOT BE ALLOWED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER AND SEWER. LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- ① DENOTES BLOCK NUMBERS.
- THE BLOCKS ARE SUBJECT TO RESUBDIVISION INTO TOWNHOUSE LOTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND REQUIRED IMPROVEMENTS REGULATIONS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. N.E. CORNER FAIRFIELD AT BOCA PLAT NO. FOUR OF CEDAR GROVE P.U.D. (PB 55, PG 170 & 171)

Duplicate

FAIRFIELD AT BOCA PLAT NO. TWO OF CEDAR GROVE P.U.D. (PB 54, PG 19 & 20)

REVISIONS: 3/13/92
1/31/92



SUBDIVISION - FAIRFIELD AT BOCA P.U.D.
BOOK 69 PAGE 56
FLOOD ZONED FLOOD MAR # 2356
ZONING QUAD # 39
SE ZIP CODE 33470
PUD NAME CEDAR GROVE

FAIRFIELD AT BOCA PLAT NO. FOUR OF CEDAR GROVE P.U.D. (PB 55, PG 170 & 171)

