

BOULEVARD COMMERCE PARK

A PLAT OF A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 22, BOCA RATON HILLS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

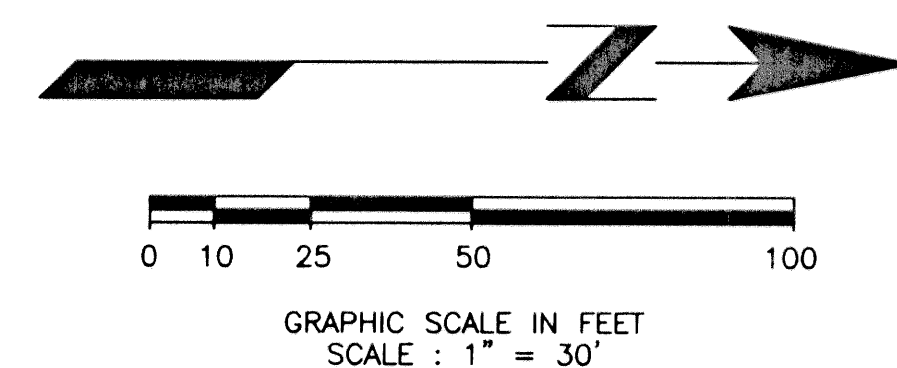
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 3 OF 3

AUGUST 1998

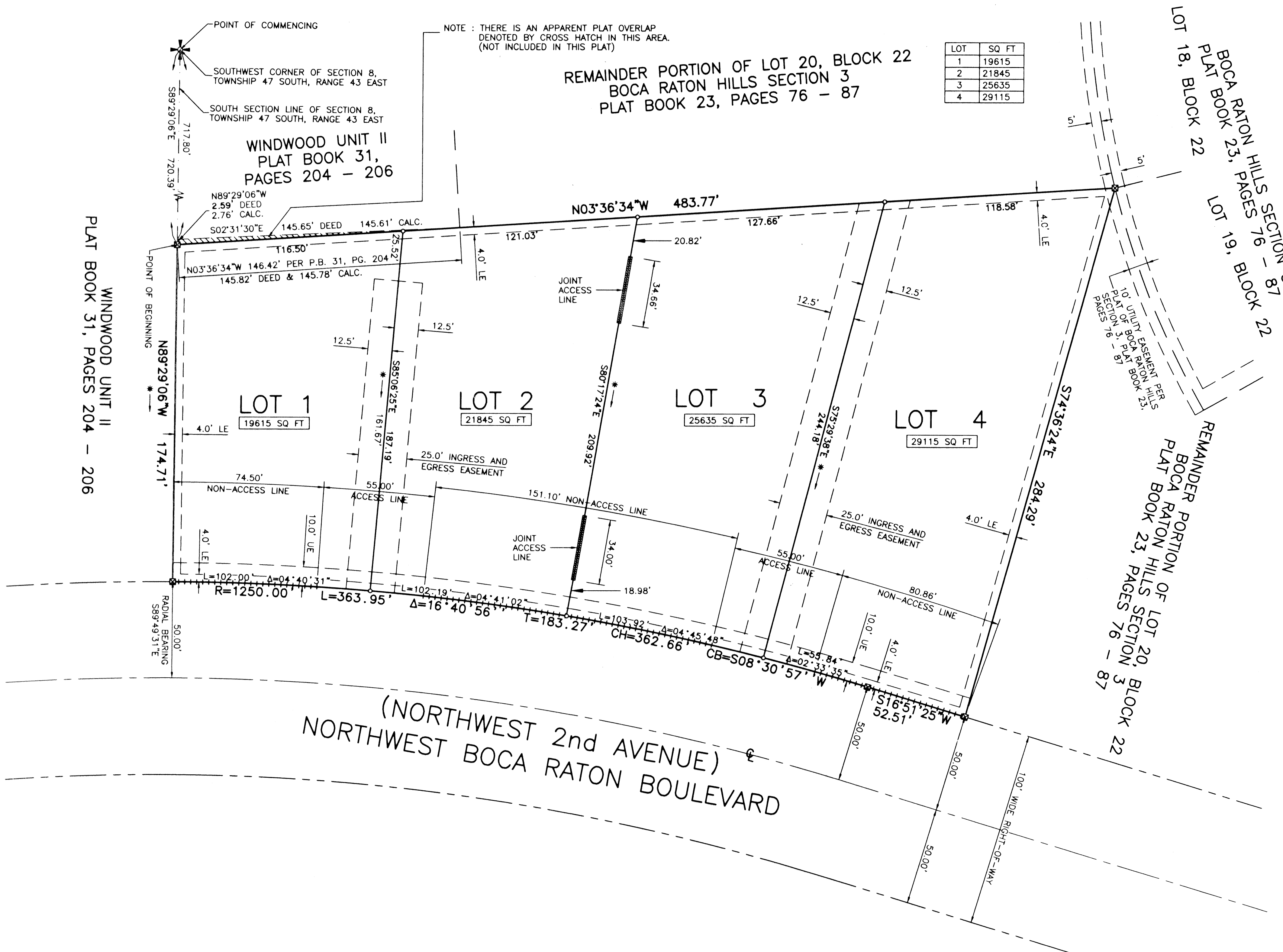


| LOT | SQ FT |
|-----|-------|
| 1 | 19615 |
| 2 | 21845 |
| 3 | 25635 |
| 4 | 29115 |

REMAINDER PORTION OF LOT 20, BLOCK 22 BOCA RATON HILLS SECTION 3 PLAT BOOK 23, PAGES 76 - 87

WINDWOOD UNIT II PLAT BOOK 31, PAGES 204 - 206

WINDWOOD UNIT II PLAT BOOK 31, PAGES 204 - 206



LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD
- CB CHORD BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT NUMBER LB-50
- EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 2398
- O SET 1/2" IRON ROD AND PLASTIC CAP # LB-50
- FOUND SURVEY MONUMENT
- UE UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG PAGE
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- ===== DENOTES NON-ACCESS LINE
- * DENOTES NON-RADIAL LINE

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.16°51'25\"/>

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT THE CITY OF BOCA RATON ZONING REQUIREMENTS.

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.

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

ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

THIS INSTRUMENT WAS PREPARED BY :
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PAGES 19
 FLOOD MAP #
 ZONING
 CITY OF BOCA RATON
 JOB NUMBER : JG-100-8150
 FILE NAME : JG8150\FINAL\PLT.DWG - EAST COMPUTER