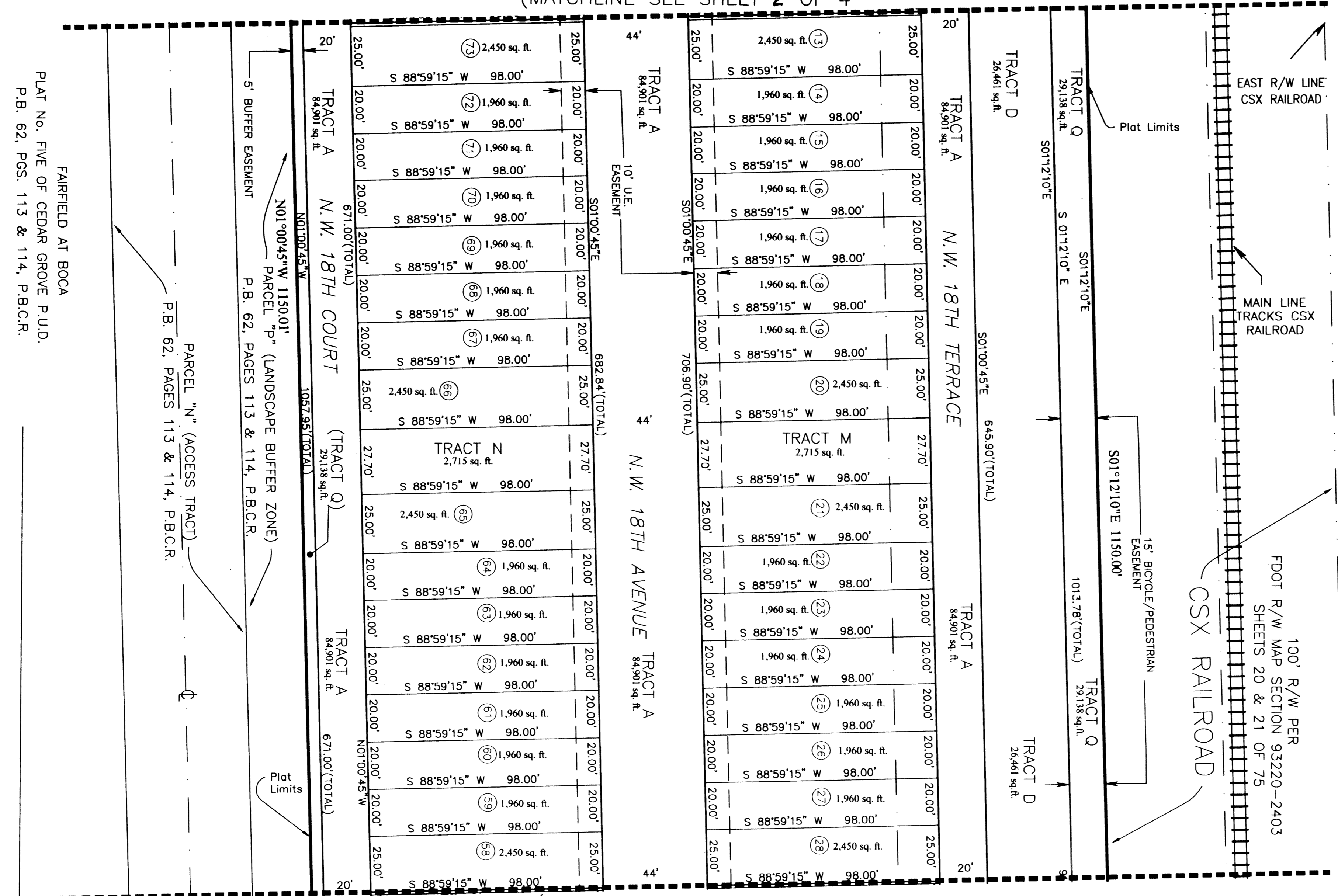


# FAIRFIELD GARDENS

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

(MATCHLINE SEE SHEET 2 OF 4)



**LEGEND:**

- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- P.R.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- INDICATES SET NAIL AND NOTED OTHERWISE
- NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- △ DELTA
- R RADIUS
- L LENGTH
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT

**PLAT NOTES:**

NOTICE: 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.

THIS PLAT IS SUBJECT TO THE PROVISION OF ARTICLE III OF CHAPTER 27, CODE OF ORDINANCES, CITY OF BOCA RATON, FLORIDA WITH RESPECT TO THE CREATION AND MANAGEMENT OF THE CONSERVATION EASEMENTS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ROOFS ARE PERMITTED TO OVERHANG THE OPEN SPACE TRACTS ADJACENT TO THE TOWNHOUSE UNITS (LOTS) BUT MAY NOT EXTEND OVER THE PLAT LIMITS AS SHOWN HEREON.

THE CITY OF BOCA RATON SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS PLAT.

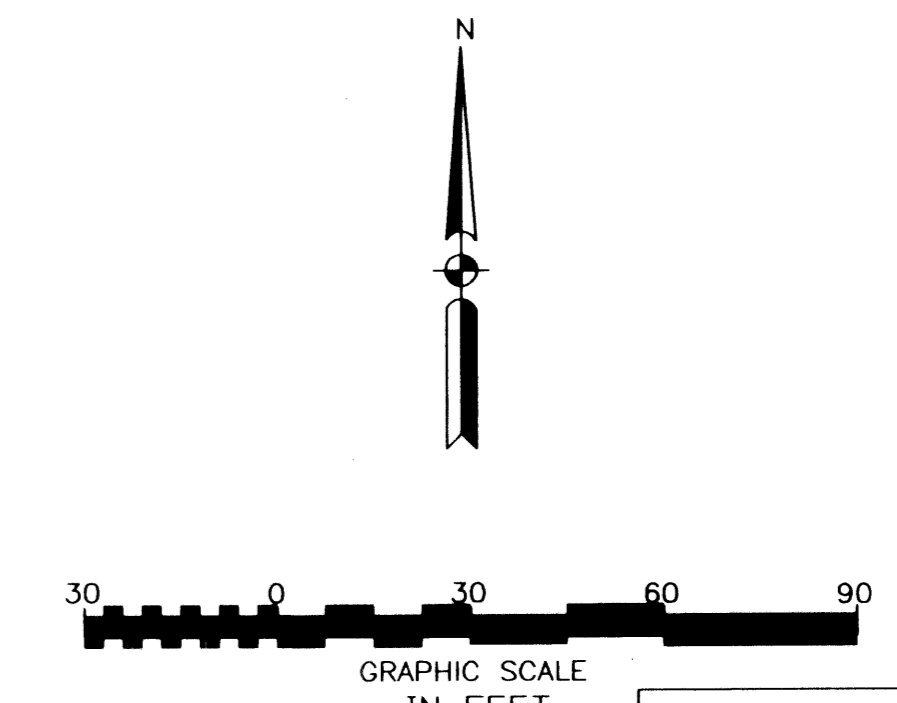
BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING ON SOUTH 01°00'45" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 23.

NO BUILDINGS, CONSTRUCTION OR IMPROVEMENTS, PLANTS, TREES OR SHRUBS ARE ALLOWED WITHIN THE L.W.D.D. EASEMENT.

PLAT PERIMETER BEARINGS AND DISTANCES ARE BASED ON THE FIELD SURVEY PREPARED BY KEITH & ASSOCIATES DATED OCTOBER 4, 2002.

**AREA TABULATION:**

Parcel name:	Area: (Square Feet)		(Acres)	
Tract A-( Access/Utility)	84,901	Sq.Ft.	1.95	Acres
Tract B-( Liftstation)	1,117	Sq.Ft.	0.03	Acres
Tract C-( Landscape)	2,995	Sq.Ft.	0.07	Acres
Tract D-( Preserve)	26,461	Sq.Ft.	0.61	Acres
Tract E-( Open space)	312	Sq.Ft.	0.01	Acres
Tract F-( Open space)	667	Sq.Ft.	0.02	Acres
Tract G-( Open space)	1,385	Sq.Ft.	0.03	Acres
Tract H-( Open space)	1,544	Sq.Ft.	0.03	Acres
Tract J-( Open space)	1,470	Sq.Ft.	0.03	Acres
Tract K-( Open space)	1,470	Sq.Ft.	0.03	Acres
Tract L-( Lake)	49,495	Sq.Ft.	1.14	Acres
Tract M-( Open space)	2,715	Sq.Ft.	0.06	Acres
Tract N-( Open space)	2,715	Sq.Ft.	0.06	Acres
Tract O-( Open space)	1,612	Sq.Ft.	0.04	Acres
Tract P-( Open space)	1,449	Sq.Ft.	0.03	Acres
Tract Q-( Landscape)	26,925	Sq.Ft.	0.62	Acres
Tract R-( Recreation)	14,900	Sq.Ft.	0.34	Acres
Tract S-( Open space)	1,470	Sq.Ft.	0.03	Acres
Tract T-( Open space)	1,470	Sq.Ft.	0.03	Acres
Tract U-( Open space)	1,300	Sq.Ft.	0.03	Acres
Lots 1-84	159,240	Sq.Ft.	3.66	Acres
Plat Boundary	385,350	Sq.Ft.	8.85	Acres



PREPARED BY:  
**KEITH**  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954)788-3400 FAX(954)788-3500  
EMAIL:mail@keith-associates.com LB ND. 6860