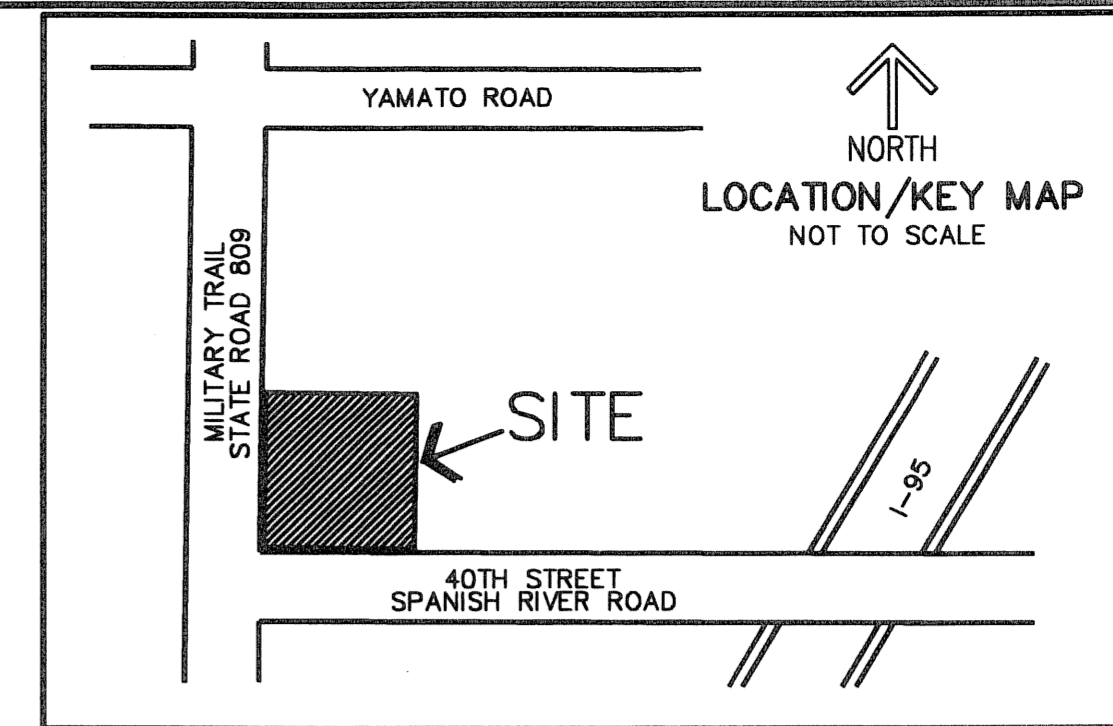


RAVELLA TOWNHOMES

A PORTION OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

NOT PLATTED



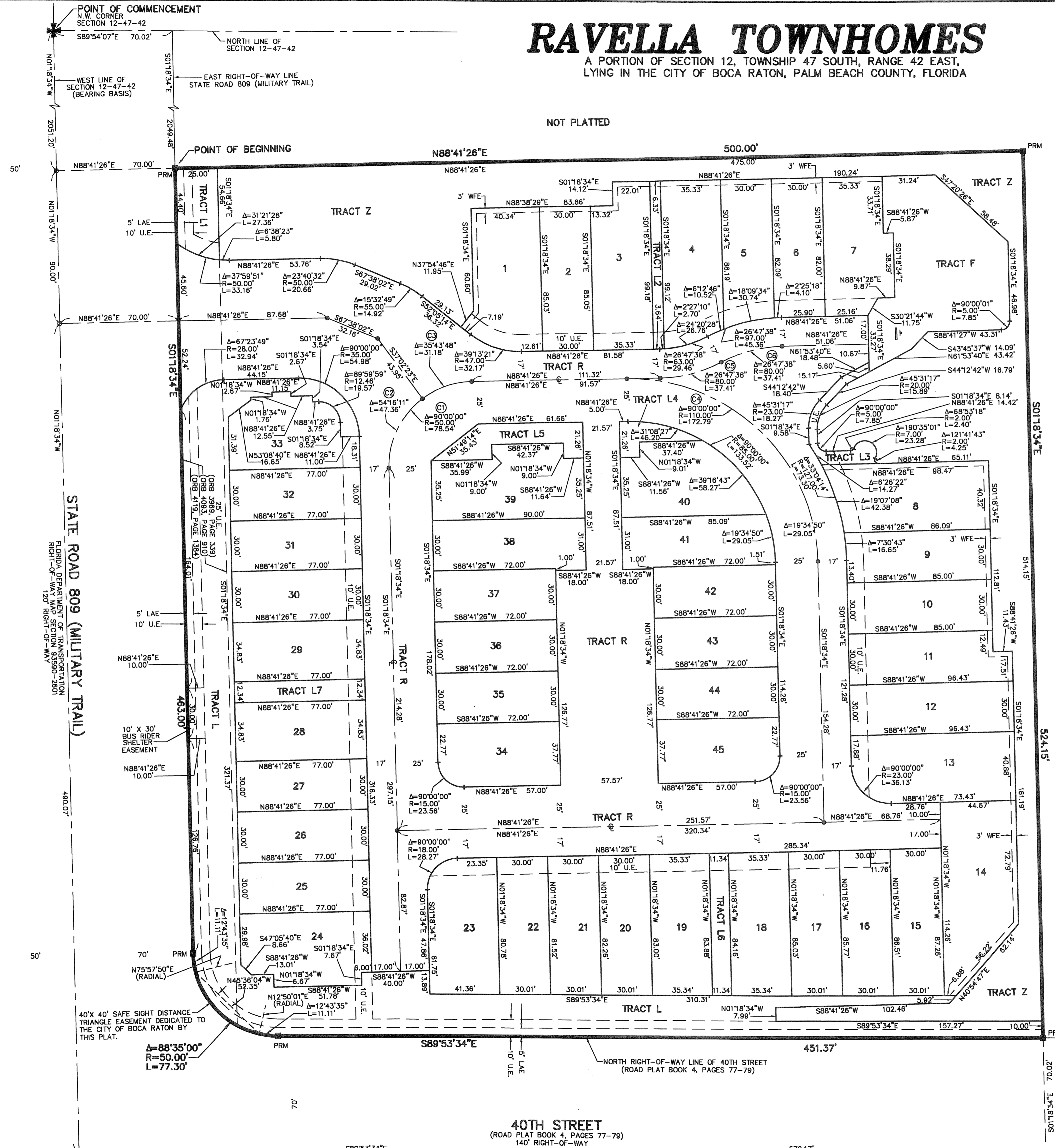
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2006 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

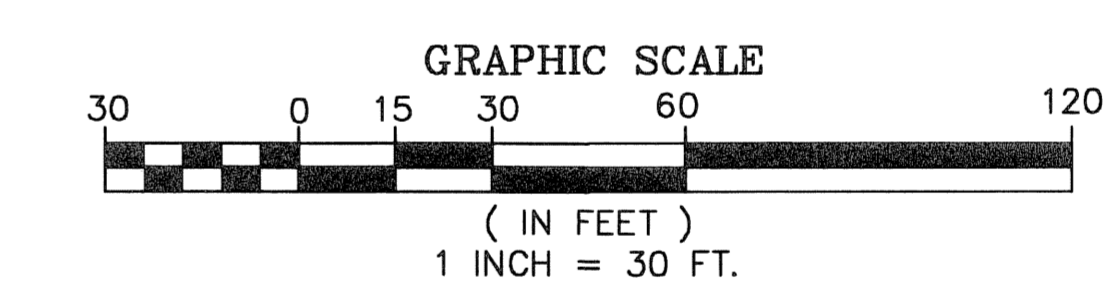
BY: _____
DEPUTY CLERK

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MAY - 2005

SHEET 2 OF 2



NOT PLATTED



CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N43°41'26"W	70.71'
C2	S25°49'32"W	45.61'
C3	N70°49'31"E	30.68'
C4	S46°18'34"E	155.56'
C5	N75°17'37"E	37.07'
C6	N75°17'37"E	37.07'

TABULAR DATA

LOT	SQUARE FEET	ACRES
LOT 1	3,408	0.078
LOT 2	2,551	0.059
LOT 3	3,316	0.076
LOT 4	3,355	0.077
LOT 5	2,529	0.058
LOT 6	2,480	0.056
LOT 7	3,051	0.070
LOT 8	3,671	0.084
LOT 9	2,556	0.059
LOT 10	2,550	0.059
LOT 11	2,750	0.063
LOT 12	2,893	0.066
LOT 13	3,829	0.088
LOT 14	4,324	0.099
LOT 15	2,607	0.059
LOT 16	2,584	0.059
LOT 17	2,562	0.059
LOT 18	2,989	0.068
LOT 19	2,948	0.067
LOT 20	2,479	0.056
LOT 21	2,457	0.056
LOT 22	2,434	0.056
LOT 23	3,249	0.075
LOT 24	3,152	0.072
LOT 25	2,310	0.053
LOT 26	2,310	0.053
LOT 27	2,310	0.053
LOT 28	2,450	0.056
LOT 29	2,682	0.062
LOT 30	2,682	0.062
LOT 31	2,310	0.053
LOT 32	2,310	0.053
LOT 33	2,878	0.066
LOT 34	2,671	0.061
LOT 35	2,160	0.050
LOT 36	2,160	0.050
LOT 37	2,160	0.050
LOT 38	2,718	0.062
LOT 39	3,554	0.082
LOT 40	3,052	0.070
LOT 41	2,672	0.061
LOT 42	2,160	0.050
LOT 43	2,160	0.050
LOT 44	2,160	0.050
LOT 45	2,671	0.061
TRACT L	22,227	0.510
TRACT L1	1,272	0.029
TRACT L2	628	0.014
TRACT L3	660	0.015
TRACT L4	530	0.012
TRACT L5	1,231	0.028
TRACT L6	952	0.022
TRACT L7	950	0.022
TRACT F	6,344	0.146
TRACT R	67,908	1.559
TRACT Z	32,670	0.750
TOTAL AREA THIS PLAT	258,476	5.934

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°18'34"W ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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 PALM BEACH COUNTY.
- NO. - DENOTES NUMBER
- ⊙ - DENOTES CENTERLINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- SQ. FT. - DENOTES SQUARE FEET
- F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION.
- U.E. - DENOTES UTILITY EASEMENT
- C.A.E. - DENOTES COMMON AREA EASEMENT
- ⊙ - DENOTES PCP LB3591
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- ⊙ - INDICATES CURVE NUMBER ON CURVE TABLE
- W.F.E. - DENOTES WALL AND FENCE EASEMENT

40TH STREET
(ROAD PLAT BOOK 4, PAGES 77-79)
140' RIGHT-OF-WAY