44/51

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WATERBERRY SECTION ONE

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

A REPLAT OF A PORTION OF TRACTS 29, 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. 2212

SHEET 2 OF 3 SHEETS

NOTES

1.) ◎ Indicates Permanent Reference Monument (Set)
2.) ○ Indicates Permanent Control Point to be set by this Plat
3.) ◉ Indicates Permanent Reference Monument (Found)
4.) Bearings shown hereon 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, Pg. 192 & 193, Palm Beach County Records.
5.) There shall be no construction, buildings, trees or shrubs placed in the drainage and utility easements.
6.) D.E. Indicates Drainage Easement.
7.) Utility Easements shall be recorded by separate instrument and in accordance with ordinance 73-4
8.) L.A.E. Indicates Limited Access Easement.

Northwest Corner Section 1, Township 47 S., Range 41 E.

TRACT 31 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF SEC. 1, TWP 47 S., RGE. 41 E., (1-102 P.B.C.R.)

PARCEL "I" — LAKE PARCEL "F" (DRAINAGE EASEMENT) — PARCEL "E" — PARCEL "J" — PARCEL "D" — PARCEL "K" — PARCEL "C" — PARCEL "H" — LAKE PARCEL "G" (DRAINAGE EASEMENT) — PARCEL "B" — PARCEL "L" — PARCEL "A"

Note: Lake Parcel "F" is to be Maintained by the Boca Chase Property Owners Association, Inc.

Note: Lake Parcel "G" is to be Maintained by the Boca Chase Property Owners Association, Inc.

18' Lake and Lake Maintenance Easement

8' Bicycle Path Easement See Detail Sheet 3 of 3

12' Drainage Easement

20' ANCHOR AREA (DEED BOOK 1010 PG. 337)

F.P. and L. EASEMENT

(WATER OAK MANOR)

(HIDDEN LAKE PLACE)

PRIVATE DRIVE

WATERBERRY DRIVE

CANAL R/W

BOCA CHASE SECTION THREE CANAL R/W DRAINAGE EASEMENT

P.O.B.

Southeast Corner Tract "D" Boca Chase Section Two (37-192,193)

N 89°56'08" W

181st STREET SOUTH

WATERBERRY (43-161, 162, 163)

TRACT 29 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF SEC. 1, TWP 47 S., RGE. 41 E. (1-102 P.B.C.R.)

East Line N.E. 1/4 Sec. 2, Twp 47 S., Rge 41 E.

0 25 50 100' 150 200

GRAPHIC SCALE IN FEET
1" = 50'

CURVE TABLE

No.	Radius	Delta	Arc
1	230.00'	16°39'36"	66.88'
2	250.00'	3°42'39"	16.19'
3	25.00'	22°39'08"	9.84'
4	25.00'	40°10'26"	17.53'
5	40.00'	18°57'01"	13.23'
6	25.00'	81°09'00"	35.41'
7	33.00'	60°24'11"	34.79'
8	50.00'	51°25'59"	44.88'
9	33.00'	39°31'16"	22.76'
10	220.32'	2°36'05"	10.00'
11	33.00'	10°24'13"	5.99'
12	25.00'	81°09'00"	35.41'
13	40.00'	70°35'03"	49.28'
14	25.00'	67°03'38"	29.26'
15	220.32'	13°07'02"	50.44'
16	220.32'	10°30'57"	40.44'
17	25.00'	16°28'57"	7.19'
18	225.00'	9°09'17"	35.96'
19	225.00'	33°33'44"	131.80'
20	25.00'	41°22'20"	18.05'
21	129.88'	15°57'00"	36.16'
22	129.88'	15°57'00"	36.16'
23	400.00'	8°44'13"	61.00'
24	202.58'	7°08'43"	25.26'
25	33.00'	70°46'24"	40.76'
26	202.58'	8°00'52"	28.34'
27	549.47'	1°52'45"	18.02'
28	25.00'	44°57'00"	19.61'
29	62.50'	32°08'16"	35.06'
30	87.50'	32°08'16"	49.06'
31	40.00'	31°57'13"	22.31'
32	60.00'	21°44'52"	22.77'
33	25.00'	63°30'10"	27.71'
34	60.00'	14°24'19"	15.09'
35	35.00'	71°48'20"	43.86'
36	50.00'	24°55'00"	21.70'
37	250.00'	2°06'12"	9.18'
38	176.14'	13°51'04"	42.07'
39	176.14'	13°51'04"	42.07'
40	175.00'	13°48'51"	42.19'
41	150.00'	20°53'00"	54.67'
42	25.00'	18°39'58"	8.14'
43	33.00'	34°42'24"	19.99'
44	33.00'	27°58'15"	16.92'
45	33.00'	37°34'45"	21.66'
46	33.00'	48°04'45"	27.69'
47	609.47'	5°01'28"	53.45'
48	609.47'	1°41'32"	18.00'

LAND USE TABULATION

Gross Acreage 14.488

Breakdown

	Acres	Percentage
A) Private Streets:		
1) Waterberry Drive	0.988	
2) Parcel "K"	0.436	
3) Parcel "L"	0.461	
4) Parcel "J"	0.486	
TOTAL	2.371	16%
B) Residential - Single Family Attached Design - 64 Units		
1) Lots 1 through 14 (inclusive)	0.605	
2) Lot 15	0.336	
3) Lot 16	0.330	
4) Lots 17 through 62 (inclusive)	2.004	
TOTAL	3.275	23%
C) Common Areas		
1) Parcel "A"	1.281	
2) Parcel "B"	0.282	
3) Parcel "C"	1.356	
4) Parcel "D"	2.070	
5) Parcel "E"	1.479	
6) Parcel "H"	0.218	
7) Parcel "I"	0.190	
TOTAL	6.876	47%
Waterways		
8) Parcel "F"	0.662	
9) Parcel "G"	1.304	
TOTAL	1.966	14%
Grand Totals	14.488	100%

0303-2033

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