

48/108

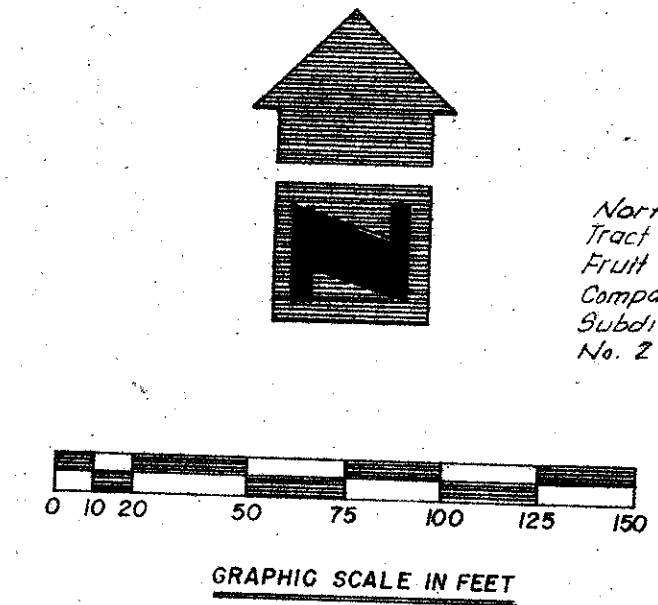
LAND USE TABULATION

| Breakdown   | Acres          | Total Acres | Percentage  |
|---|----------------|-------------|-------------|
| Gross Acreage 14.5381                                   |                |             |             |
| <b>A. Private Streets</b>                               |                |             |             |
| 1) Ladypalm Lane  | 1.3378         |             |             |
| 2) Parcel "AA"  | 0.4462         |             |             |
| 3) Parcel "BB"  | 0.0913         |             |             |
| 4) Parcel "CC"  | 0.4917         |             |             |
| Total   | 2.4070         | 2.4070      | 17%         |
| <b>B. Residential - Single Family Attached (Duplex)</b> |                |             |             |
| 70 Units  |                |             |             |
| 1) Lots 1 through 35 (Inclusive)                        | 11.5064        | 11.5064     | 79%         |
| <b>C. Common Areas</b>                                  |                |             |             |
| 1) Parcel "Y"   | 0.2255         |             |             |
| 2) Parcel "Z"   | 0.3992         |             |             |
| Total   | 0.6247         | 0.6247      | 0.4%        |
| <b>Grand Total</b>                                      | <b>14.5381</b> |             | <b>100%</b> |

# WATERBERRY SECTION FOUR

(A PORTION OF RIVIERA P.U.D.),  
 A REPLAT OF A PORTION OF TRACT "B", WATERBERRY (P.B. 43 Pgs. 161, 162 and 163),  
 AND A REPLAT OF A PORTION OF TRACTS 13, 14, 19, 20, 21, 29 and 30,  
 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 OF  
 SECTION 1, TOWNSHIP 47 S., RANGE 41 E. (1-102 P.B.C.R.),  
 PALM BEACH COUNTY, FLORIDA

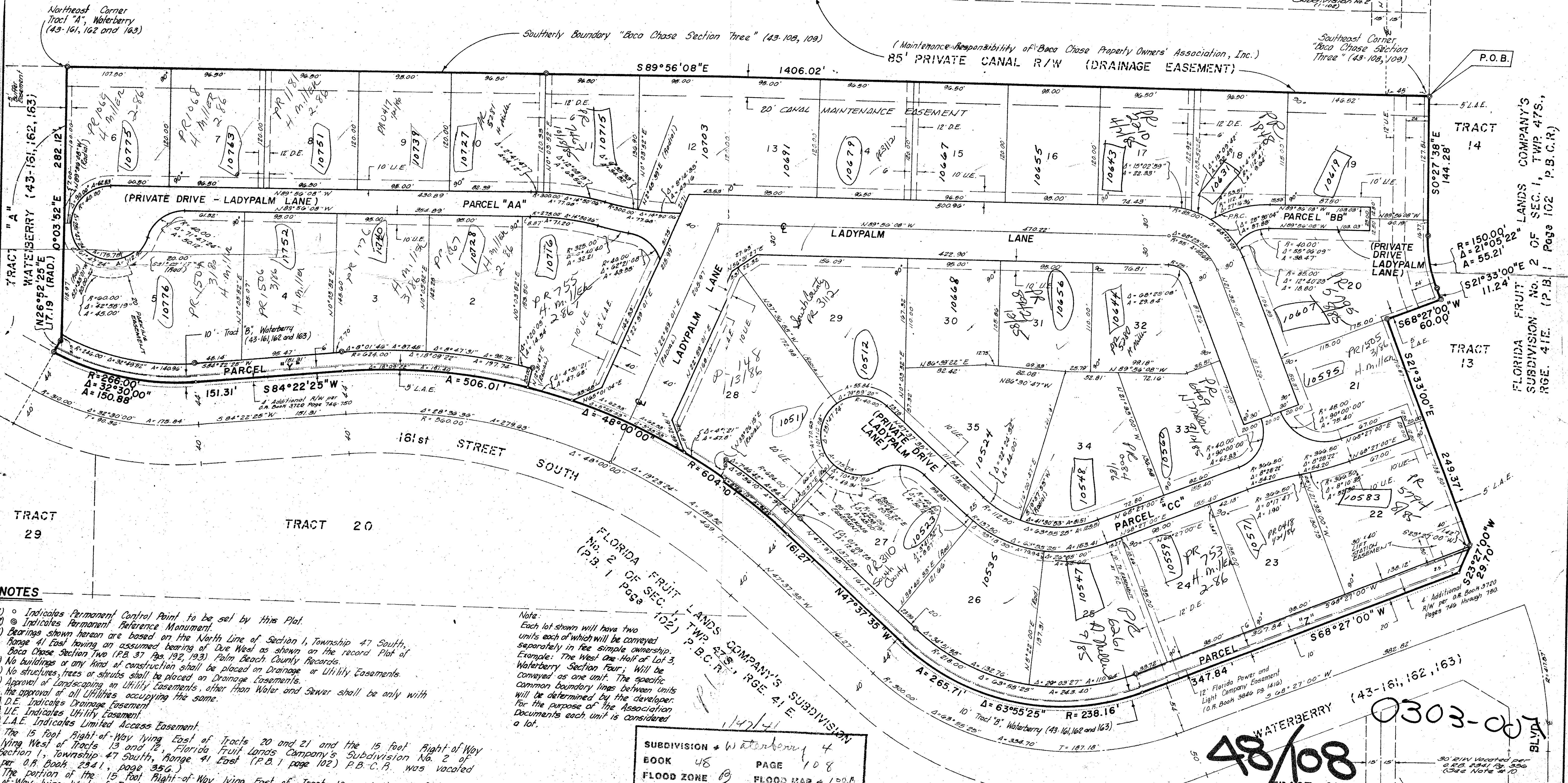
PREPARED BY:  
**HELLER - WEAVER and CATO, Inc.**  
 5667 Coral Gate Boulevard  
 Margate, Florida 33063  
 ORDER No. 495



# 108

BOCA CHASE SECTION THREE (43-108,109)

SHEET 2 of 2 SHEETS



- NOTES**
- 1)  $\odot$  Indicates Permanent Control Point to be set by this Plat.
  - 2)  $\ominus$  Indicates Permanent Reference Monument.
  - 3) 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 the record Plat of Boca Chase Section Two (P.B. 37 Pgs. 192, 193) Palm Beach County Records.
  - 4) No buildings or any kind of construction shall be placed on Drainage or Utility Easements.
  - 5) No structures, trees or shrubs shall be placed on Drainage Easements.
  - 6) Approval of Landscaping on Utility Easements, other than Water and Sewer shall be only with the approval of all Utilities occupying the same.
  - 7) D.E. Indicates Drainage Easement
  - 8) U.E. Indicates Utility Easement.
  - 9) L.A.E. Indicates Limited Access Easement.
  - 10) The 15 foot Right-of-Way lying East of Tracts 20 and 21 and the 15 foot Right-of-Way lying West of Tracts 13 and 14, Florida Fruit Lands Company's Subdivision No. 2 of Section 1, Township 47 South, Range 41 East (P.B. 1, Page 102) P.B.C.R. was vacated per O.R.B. Book 2341, page 356.
  - 11) The portion of the 15 foot Right-of-Way lying East of Tract 19 and the 15 foot Right-of-Way lying West of Tract 14, Florida Fruit Lands Company's Subdivision No. 2 of Section 1, Township 47 South, Range 41 East (P.B. 1, Page 102) P.B.C.R. lying within the limits of this Plat was vacated by the County Commission March 20th, 1984 by Res No. R84-393 and recorded in O.R.B. 4223 Pg. 2730

Note:  
 Each lot shown will have two units each of which will be conveyed separately in fee simple ownership.  
 Example: The West One-Half of Lot 3, Waterberry Section Four, will be conveyed as one unit. The specific common boundary lines between units will be determined by the developer. For the purpose of the Association documents each unit is considered a lot.

|             |              |
|-------------|--------------|
| SUBDIVISION | Waterberry 4 |
| BOOK        | 48           |
| PAGE        | 108          |
| FLOOD ZONE  | 09           |
| FLOOD MAP   | 100B         |
| QUAD        | 66           |
| ZONING      | AR           |
| SE PUD      |              |
| ZIP CODE    | 33433        |
| PUD NAME    | WATERBERRY   |

**48/108**  
 TRACT 21

**WATERBERRY #4**

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

0303-007

CAIN BLVD