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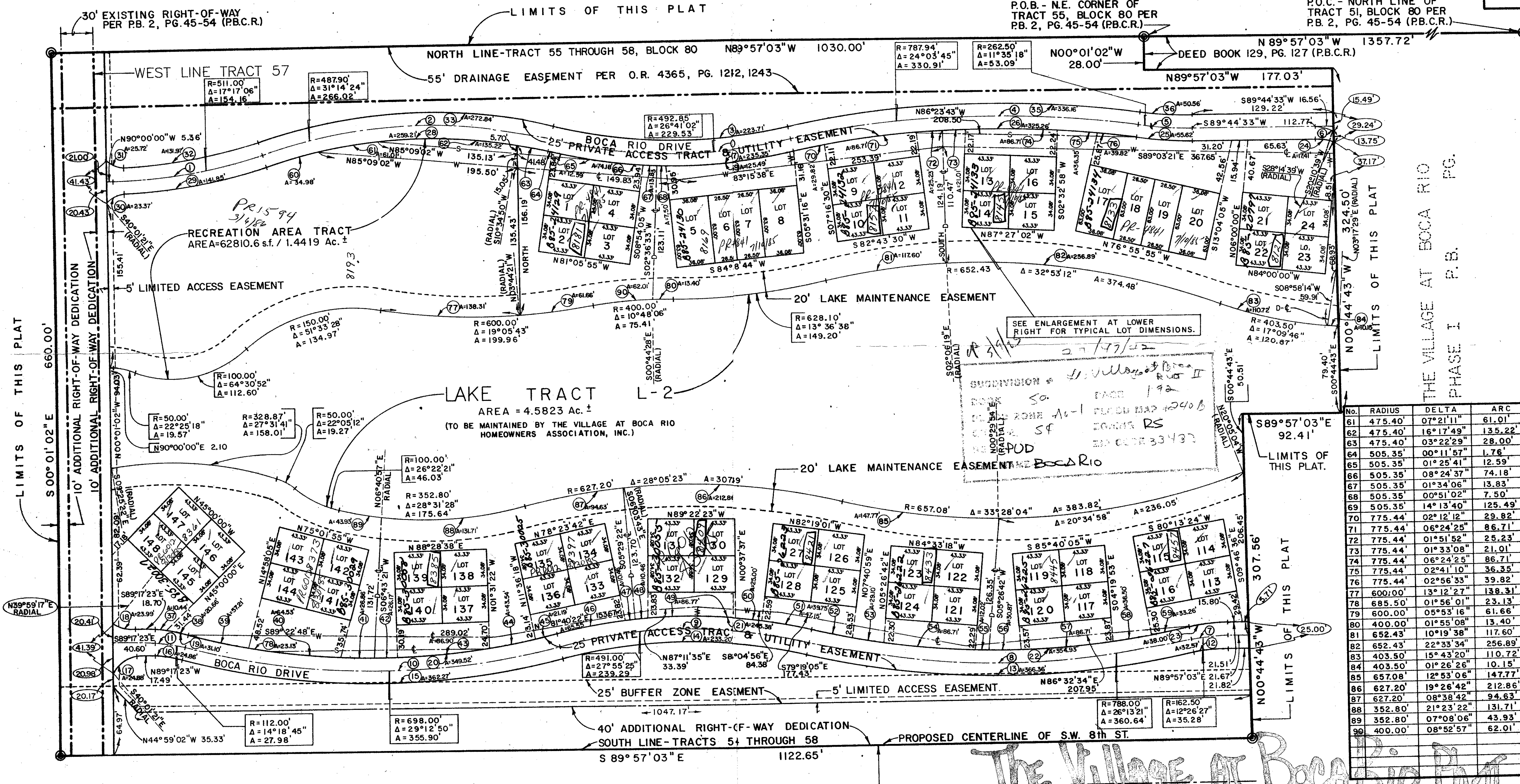
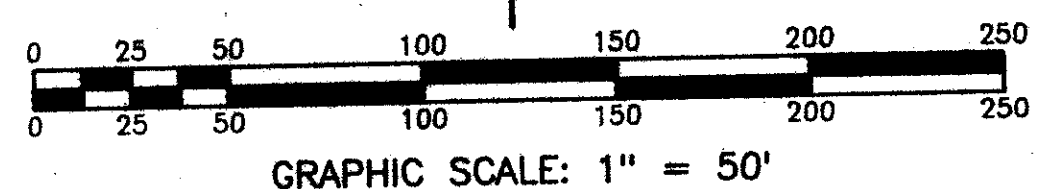
THE VILLAGE AT BOCA RIO PHASE II

A PART OF THE VILLAGE AT BOCA RIO, A P.U.D.
BEING A REPLAT OF PORTIONS OF TRACTS 54 THROUGH 58, BLOCK 80 PALM BEACH FARMS COMPANY, PLAT NUMBER THREE, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

PHASE II P.U.D. STATISTICS

ACREAGE = 17.580 Ac. ±
UNITS = 60
DENSITY = 3.41 UNITS PER ACRE.
TYPE OF UNIT = FEE SIMPLE TOWNHOME/VILLA.

- ⊙ INDICATES P.R.M. - PERMANENT REFERENCE MONUMENT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
- ⊠ INDICATES P.C.P. - PERMANENT CONTROL POINT.
- W — INDICATES CENTERLINE OF 12" WATER EASEMENT.
- S — INDICATES CENTERLINE OF 12" SANITARY SEWER EASEMENT.
- D — INDICATES CENTERLINE OF 12" DRAINAGE EASEMENT.
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.



No.	RADIUS	DELTA	ARC
61	475.40	07°21'11"	61.01'
62	475.40	16°17'49"	135.22'
63	475.40	03°22'29"	28.00'
64	505.35	00°11'57"	1.76'
65	505.35	01°25'41"	12.59'
66	505.35	08°24'37"	74.18'
67	505.35	01°34'06"	13.83'
68	505.35	00°51'02"	7.50'
69	505.35	14°13'40"	125.49'
70	775.44	02°12'12"	29.82'
71	775.44	06°24'25"	86.71'
72	775.44	01°51'52"	25.23'
73	775.44	01°33'08"	21.01'
74	775.44	06°24'25"	86.71'
75	775.44	02°41'10"	36.35'
76	775.44	02°56'33"	39.82'
77	600.00	13°12'27"	138.31'
78	685.50	01°56'01"	23.13'
79	600.00	09°53'16"	61.66'
80	400.00	01°55'08"	13.40'
81	652.43	10°19'38"	117.60'
82	652.43	22°33'34"	256.89'
83	403.50	15°43'20"	110.72'
84	403.50	01°26'26"	10.15'
85	657.08	12°53'06"	147.77'
86	627.20	19°26'42"	212.86'
87	627.20	08°38'42"	94.63'
88	352.80	21°23'22"	131.71'
89	352.80	07°08'06"	43.93'
90	400.00	08°52'57"	62.01'

No.	RADIUS	DELTA	ARC
1	511.00	17°17'06"	154.16'
2	487.90	31°14'24"	266.02'
3	492.85	26°41'02"	229.53'
4	787.94	24°03'45"	330.91'
5	262.50	11°35'18"	53.09'
6	47.50	20°26'06"	16.94'
7	162.50	12°26'27"	35.28'
8	788.00	26°13'21"	360.64'
9	491.00	27°55'25"	239.29'
10	698.00	29°12'50"	355.90'
11	112.00	14°18'45"	27.98'
12	150.00	12°26'27"	32.57'

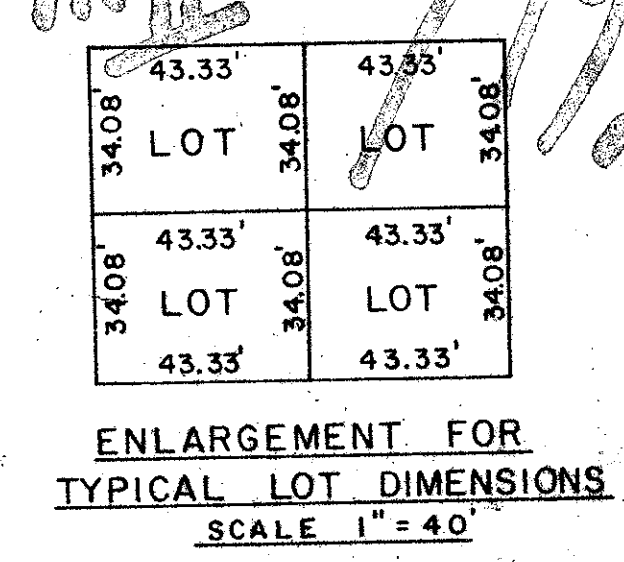
No.	RADIUS	DELTA	ARC
13	800.50	26°13'21"	366.36'
14	478.50	27°55'25"	235.20'
15	710.50	29°12'50"	362.27'
16	99.50	14°18'45"	24.86'
17	35.00	40°43'58"	24.88'
18	35.00	39°16'40"	23.99'
19	124.50	14°18'45"	31.10'
20	685.50	29°12'50"	349.52'
21	503.50	27°55'25"	245.38'
22	775.50	26°13'23"	354.93'
23	175.00	12°26'27"	38.00'
24	35.00	28°30'06"	17.41'

No.	RADIUS	DELTA	ARC
25	275.00	11°35'18"	55.62'
26	775.44	24°03'45"	325.26'
27	505.30	26°41'13"	235.35'
28	475.40	31°14'24"	259.21'
29	523.50	15°31'30"	141.85'
30	35.00	38°15'45"	23.37'
31	35.00	42°06'19"	25.72'
32	498.50	15°10'04"	131.97'
33	500.40	31°14'24"	272.84'
34	480.35	26°41'02"	223.71'
35	800.44	24°03'45"	336.16'
36	250.00	11°35'18"	50.56'

Darby and Wray, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS
6300 Northeast 1st Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

No.	RADIUS	DELTA	ARC
37	124.50	04°48'14"	10.44'
38	124.50	09°50'31"	20.66'
39	685.50	04°46'54"	57.21'
40	685.50	05°23'37"	64.53'
41	685.50	02°14'42"	26.86'
42	685.50	02°11'14"	26.17'
43	685.50	07°15'48"	86.90'
44	685.50	03°38'20"	43.54'
45	685.50	01°46'16"	21.19'
46	503.50	07°27'32"	65.55'
47	503.50	01°11'25"	10.46'
48	503.50	01°11'25"	10.46'

No.	RADIUS	DELTA	ARC
49	503.50	09°52'28"	10.44'
50	503.50	02°50'40"	25.00'
51	503.50	05°21'55"	47.15'
52	775.50	02°56'12"	39.75'
53	775.50	02°09'00"	29.10'
54	775.50	06°24'23"	86.71'
55	775.50	00°53'18"	12.02'
56	775.50	02°16'51"	30.87'
57	775.50	06°24'24"	86.71'
58	775.50	02°41'49"	36.50'
59	775.50	02°27'27"	33.26'
60	475.40	04°12'56"	34.98'



ENLARGEMENT FOR TYPICAL LOT DIMENSIONS
SCALE 1" = 40'