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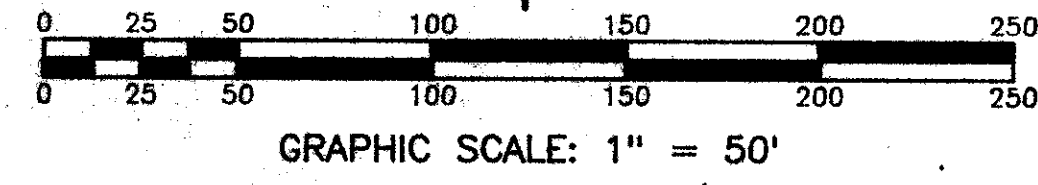
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THE VILLAGE AT BOCA RIO PHASE III

A PART OF THE VILLAGE AT BOCA RIO, A P.U.D.
BEING A REPLAT OF PORTIONS OF TRACTS 58 THROUGH 60, BLOCK 80 PALM BEACH FARMS COMPANY, PLAT NUMBER THREE, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

PHASE III P.U.D. STATISTICS
ACREAGE = 14.848 Ac. ±
UNITS = 76
DENSITY = 5.12 UNITS PER ACRE.
TYPE OF UNIT = FEE SIMPLE TOWNHOME/VILLA.

ACRES: 14.8485 ±



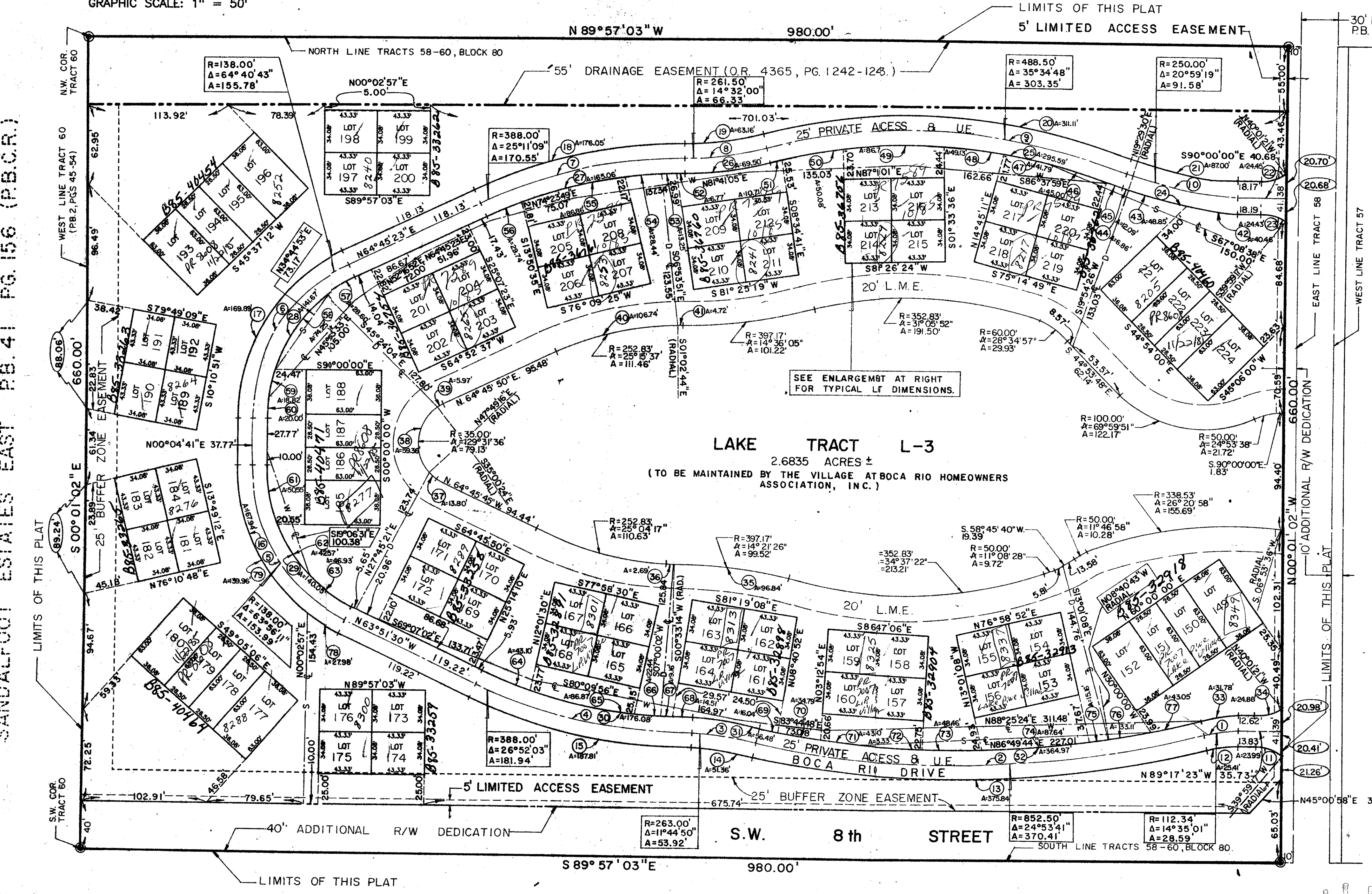
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SANDALFOOT ESTATES EAST P.B. 41 PG. 156 (P.B.C.R.)

THE VILLAGE AT BOCA RIO PHASE II



NOTES

- ⊙ 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.
- L.M.E. INDICATES 20' LAKE MAINTENANCE EASEMENT.

LOT	34.08'	43.33'	34.08'
LOT	34.08'	43.33'	34.08'
LOT	34.08'	43.33'	34.08'

ENLARGEMENT FOR TYPICAL LOT DIMENSIONS
SCALE 1" = 40'

No.	RADIUS	DELTA	ARC
61	125.50'	23°04'38"	50.55'
62	125.50'	19°26'06"	42.57'
63	125.50'	21°25'26"	46.93'
64	375.50'	06°34'35"	43.10'
65	375.50'	13°15'19"	86.87'
66	375.50'	03°25'24"	22.44'
67	375.50'	01°23'52"	9.16'
68	375.50'	02°12'53"	14.51'
69	840.00'	01°05'38"	16.04'
70	840.00'	02°22'22"	34.79'
71	840.00'	02°57'36"	43.40'
72	840.00'	02°57'21"	43.33'
73	840.00'	03°18'20"	48.46'
74	840.00'	05°58'40"	87.64'
75	840.00'	01°02'03"	15.16'
76	840.00'	02°15'31"	33.11'
77	840.00'	02°56'11"	43.05'
78	150.50'	10°39'13"	27.98'
79	150.50'	53°16'58"	139.96'

No.	RADIUS	DELTA	ARC
1	112.34'	14°35'01"	28.59'
2	852.50'	24°53'41"	370.41'
3	263.00'	11°44'50"	53.92'
4	388.00'	26°52'03"	181.94'
5	138.00'	69°56'11"	153.99'
6	138.00'	64°40'43"	155.78'
7	388.00'	26°11'09"	170.55'
8	261.50'	14°32'00"	66.53'
9	488.50'	35°34'48"	303.35'
10	250.00'	20°59'19"	91.58'
11	35.00'	39°16'40"	23.99'
12	99.84'	14°35'01"	25.41'

No.	RADIUS	DELTA	ARC
13	865.00'	24°53'41"	375.84'
14	250.50'	11°44'50"	51.36'
15	400.50'	26°52'03"	187.81'
16	150.50'	63°56'11"	167.94'
17	150.50'	64°40'43"	169.89'
18	400.50'	25°11'09"	176.05'
19	249.00'	14°32'01"	63.16'
20	501.00'	35°34'48"	311.11'
21	237.50'	20°59'19"	87.00'
22	35.00'	40°01'21"	24.45'
23	35.00'	39°59'17"	24.43'
24	262.50'	20°59'19"	96.16'

No.	RADIUS	DELTA	ARC
25	476.00'	35°34'48"	295.59'
26	274.00'	14°32'01"	69.50'
27	375.50'	25°11'09"	165.06'
28	125.50'	64°40'43"	141.67'
29	125.50'	63°56'11"	140.05'
30	375.50'	25°52'03"	176.05'
31	275.50'	11°44'50"	56.98'
32	840.00'	25°53'41"	364.97'
33	124.84'	14°35'01"	31.78'
34	35.00'	40°43'58"	24.88'
35	397.17'	13°58'15"	96.84'
36	397.17'	00°23'15"	2.69'

Darby and Way, Inc.
PROFESSIONAL SURVEYORS AND ENGINEERS

6300 Northeast 1st Avenue, Ft. Lauderdale, Florida 33334
(305) 771-0051

No.	RADIUS	DELTA	ARC
37	35.00'	22°35'00"	13.80'
38	35.00'	97°10'20"	59.36'
39	35.00'	09°46'16"	5.97'
40	252.83'	24°11'24"	106.74'
41	252.83'	01°04'13"	4.72'
42	262.50'	08°49'49"	40.46'
43	262.50'	10°39'41"	48.85'
44	262.50'	01°29'49"	6.86'
45	476.00'	01°27'19"	12.09'
46	476.00'	05°25'00"	45.00'
47	476.00'	05°01'49"	41.79'
48	476.00'	05°54'51"	49.13'

No.	RADIUS	DELTA	ARC
49	476.00'	10°26'49"	86.79'
50	476.00'	06°01'41"	50.08'
51	476.00'	01°17'20"	10.71'
52	375.50'	01°02'00"	6.77'
53	375.50'	02°01'18"	13.25'
54	375.50'	04°20'21"	28.44'
55	375.50'	13°15'13"	86.86'
56	375.50'	04°32'16"	29.74'
57	125.50'	13°03'32"	28.60'
58	125.50'	33°53'56"	74.25'
59	125.50'	08°33'24"	18.82'
60	125.50'	09°07'51"	20.00'

0439-003

The Village at Boca Rio PUD

50/194