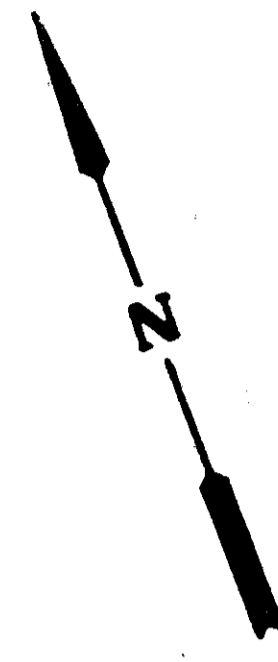
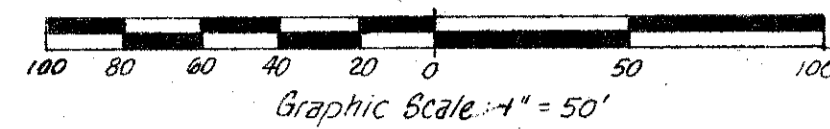


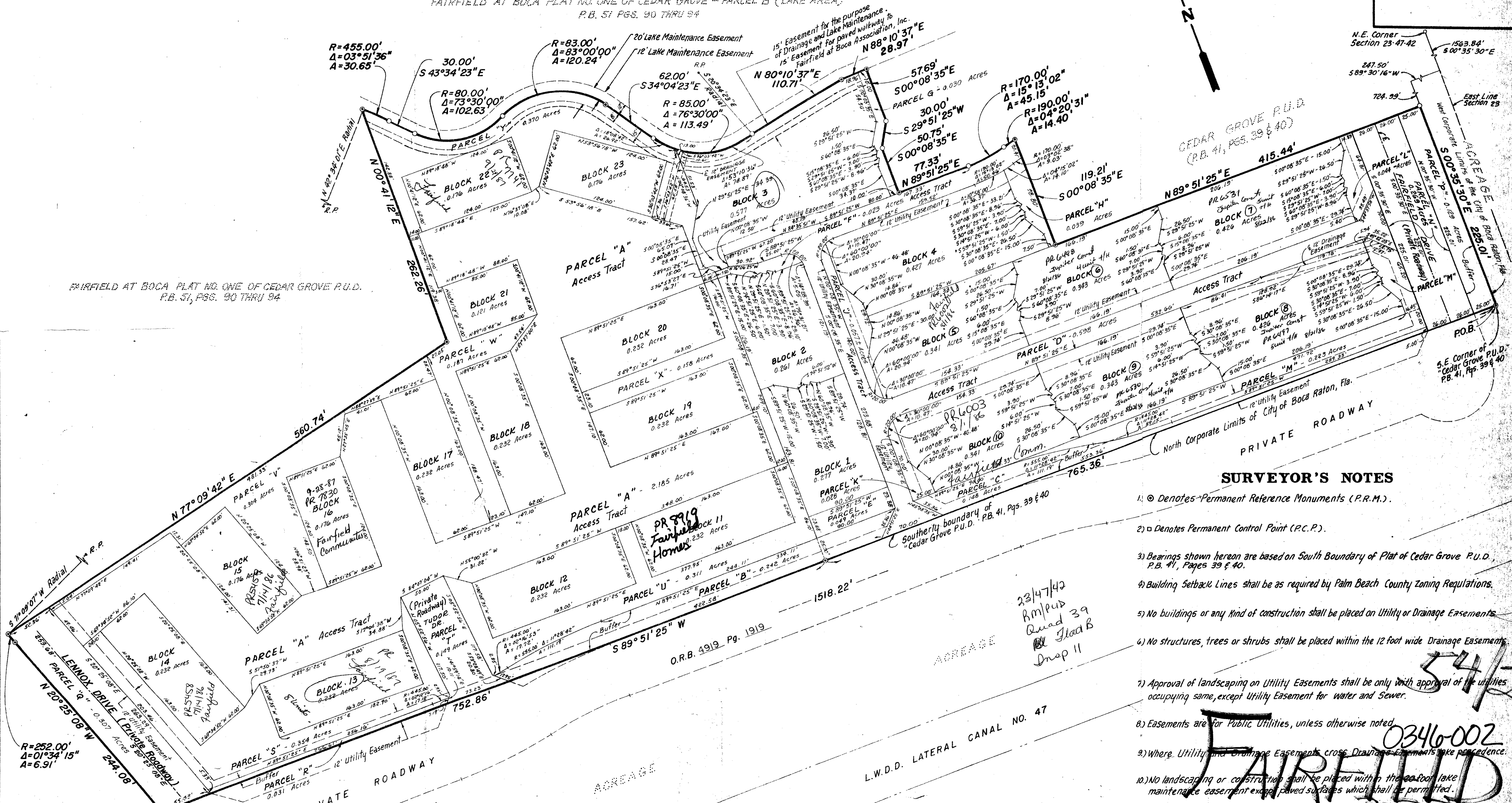
FAIRFIELD AT BOCA PLAT NO. TWO OF CEDAR GROVE P.U.D.

BEING A REPLAT OF PORTIONS OF PARCELS "A" AND "B" OF CEDAR GROVE - P.U.D. RECORDED IN PLAT BOOK 41, PAGES 39 AND 40 AND A PORTION OF PARCEL "B", FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE P.U.D. RECORDED IN PLAT BOOK 51, PAGES 90, 91, 92, 93 & 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE - PARCEL B (LAKE AREA)
P.B. 51 Pgs. 90 THRU 94

FAIRFIELD AT BOCA PLAT NO. ONE OF CEDAR GROVE P.U.D.
P.B. 51, Pgs. 90 THRU 94



SURVEYOR'S NOTES

- 1) \odot Denotes Permanent Reference Monuments (P.R.M.).
- 2) \square Denotes Permanent Control Point (P.C.P.).
- 3) Bearings shown hereon are based on South Boundary of Plat of Cedar Grove P.U.D. P.B. 41, Pages 39 & 40.
- 4) Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 5) No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- 6) No structures, trees or shrubs shall be placed within the 12 foot wide Drainage Easements.
- 7) Approval of landscaping on Utility Easements shall be only with approval of the utilities occupying same, except Utility Easement for water and Sewer.
- 8) Easements are for Public Utilities, unless otherwise noted.
- 9) Where Utility and Drainage Easements cross Drainage easements take precedence.
- 10) No landscaping or construction shall be placed within the 12 foot lake maintenance easement except paved surfaces which shall be permitted.

54/20

0346-002

THIS INSTRUMENT PREPARED BY
C.C.L. CONSULTANTS, INC.
ENGINEERS - SURVEYORS & PLANNERS
2200 PARK CENTRAL BLVD., N. SUITE 100 - POMPANO BEACH, FLORIDA 33064-974 - 2200

DRAWING NUMBER
54/20
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RECORDED BY NUMBER 07548

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