

A PORTION OF
THE SHORES AT BOCA RATON PHASES II, III AND IV PUD
 A REPLAT OF LOTS 83 thru 101 AND TRACT T OF THE SHORES AT BOCA RATON PHASE II
 PUD AS RECORDED IN PLAT BOOK 73, PAGES 119 thru 123 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 FLORIDA AND A REPLAT OF LOTS 33 thru 71, LOTS 116 thru 143, TRACTS C-1 AND D-1 AND
 A PORTION OF TRACTS B-1 AND X OF THE SHORES AT BOCA RATON PHASES III AND IV PUD AS RECORDED
 IN PLAT BOOK 74, PAGES 40 thru 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 BOCA RATON, FLORIDA

NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER LB-50.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.89°51'16"W. ALONG THE SOUTH SECTION LINE OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

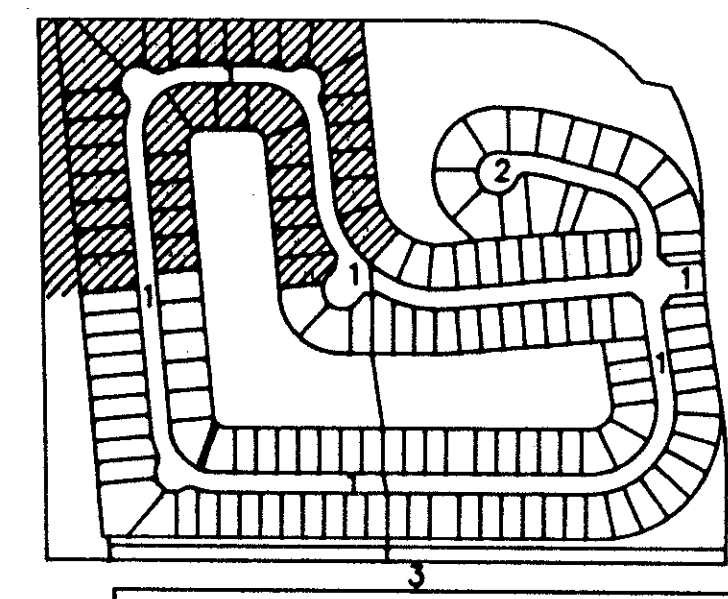
ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS DENOTED OTHERWISE.

--- DENOTES NON-RADIAL

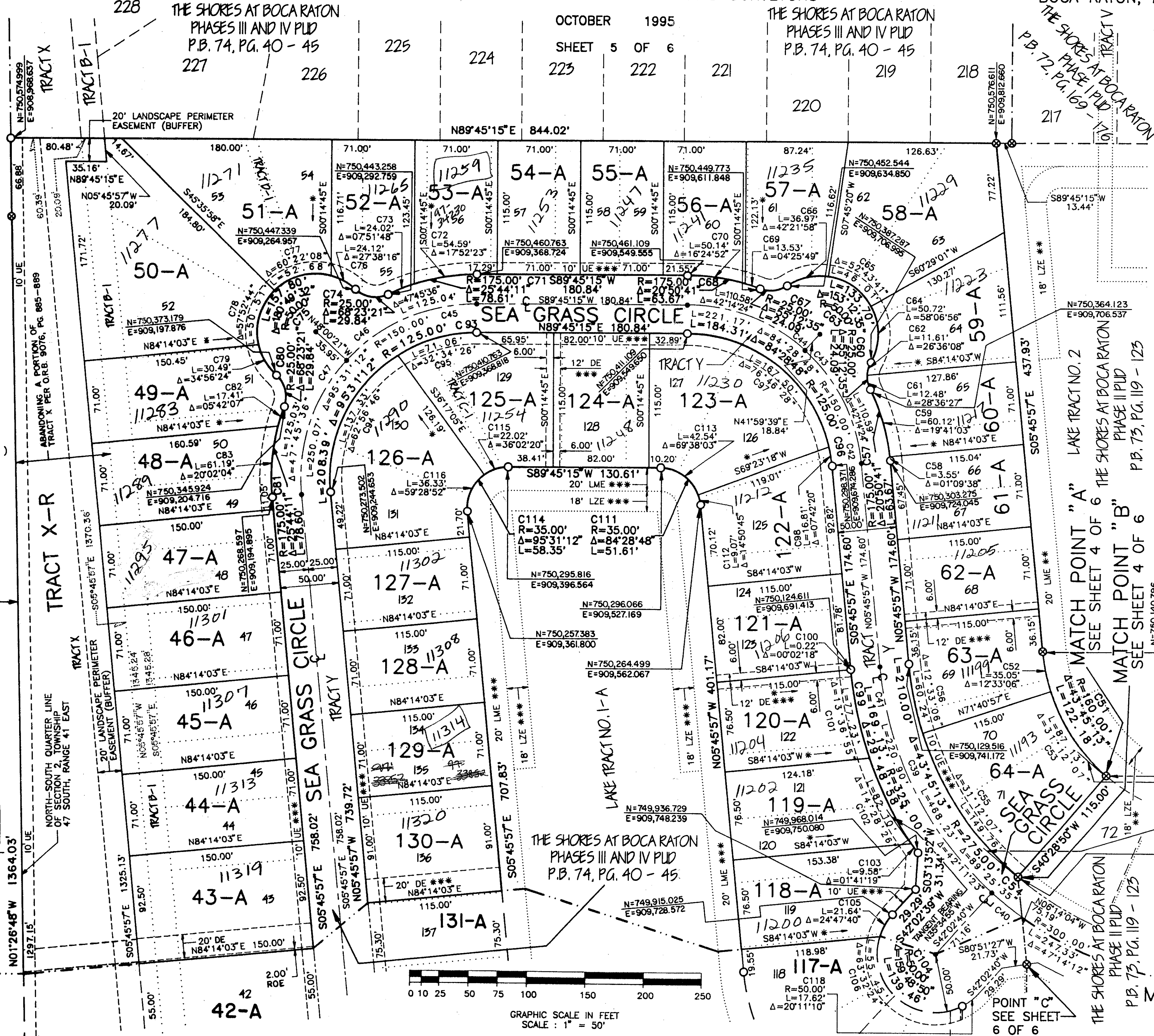
** DENOTES PER PLAT BOOK 73, PAGES 119 - 123 (THE SHORES AT BOCA RATON PHASE II PUD)

*** DENOTES PER PLAT BOOK 74, PAGES 40 - 45 (THE SHORES AT BOCA RATON PHASES III AND IV PUD)

NOI*26'48"W (PLAT BEARING)
 NOI*18'37"W (GRID BEARING)
 00°08'11" BEARING
 ROTATION (PLAT TO GRID)



MATCH LINE M-M
 SEE SHEET 6 OF 6



DESCRIPTION	SQUARE FEET	LEGEND :
LOT 43-A	13,875	C CENTERLINE
LOT 44-A	10,650	R RADIUS
LOT 45-A	10,650	ARC LENGTH
LOT 46-A	10,650	DELTA OR CENTRAL ANGLE
LOT 47-A	10,650	N NORTH
LOT 48-A	10,859	E EAST
LOT 49-A	11,519	S SOUTH
LOT 50-A	21,830	W WEST
LOT 51-A	14,289	PRM PERMANENT REFERENCE MONUMENT
LOT 52-A	9,087	EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 1141
LOT 53-A	8,315	● EPCP EXISTING PERMANENT CONTROL POINT NUMBER 1141
LOT 54-A	8,165	UE UTILITY EASEMENT
LOT 55-A	8,282	DE DRAINAGE EASEMENT
LOT 56-A	9,578	LME LAKE MAINTENANCE EASEMENT
LOT 57-A	15,667	LZE LITTORAL ZONE EASEMENT
LOT 58-A	10,152	ROE ROOF OVERHANG EASEMENT
LOT 59-A	8,555	P.B. PLAT BOOK
LOT 60-A	8,165	O.R.B. OFFICIAL RECORDS BOOK
LOT 61-A	8,165	PC PAGE
LOT 62-A	9,636	43-A LOT NUMBER
LOT 63-A	13,621	POB POINT OF BEGINNING
LOT 64-A	11,092	
LOT 118-A	10,119	
LOT 119-A	9,043	
LOT 120-A	9,418	
LOT 121-A	10,880	
LOT 122-A	15,214	
LOT 123-A	9,430	
LOT 124-A	11,651	
LOT 125-A	14,836	
LOT 126-A	8,165	
LOT 127-A	8,165	
LOT 128-A	10,165	
LOT 129-A	10,165	
LOT 130-A	10,165	
TRACT X-R	133,277	

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C39	468.23'	89°25'35"	300.00'	297.01'	N50°28'45"W	422.14'
C40	247.33'	47°14'12"	300.00'	131.18'	N71°34'26"W	240.39'
C41	220.90'	42°11'23"	300.00'	115.73'	N26°51'39"W	215.95'
C42	221.17'	84°28'48"	150.00'	136.20'	N48°00'21"W	201.67'
C43	110.58'	42°14'24"	150.00'	57.94'	N26°53'09"W	108.10'
C44	110.58'	42°14'24"	150.00'	57.94'	N69°07'33"W	108.10'
C45	250.07'	95°31'12"	150.00'	165.20'	S41°59'39"W	222.10'
C46	125.04'	47°45'36"	150.00'	66.41'	S65°52'27"W	121.45'
C47	125.03'	47°45'36"	150.00'	66.41'	S18°06'51"W	121.45'
C48	122.18'	43°45'13"	160.00'	64.24'	S27°38'33"E	119.24'
C49	32.05'	17.60'	160.00'	17.60'	S12°02'30"E	34.98'
C50	87.13'	31°12'07"	160.00'	44.68'	S33°55'07"E	86.06'
C51	210.00'	43°45'13"	150.00'	110.42'	N27°38'34"W	204.94'
C52	149.78'	31°12'07"	275.00'	76.79'	N33°55'07"W	147.91'
C53	60.24'	82°33'06"	275.00'	30.24'	N12°02'30"W	60.12'
C54	63.67'	20°50'41"	175.00'	15.07'	N151°75'3"E	63.32'
C55	3.55'	01°09'38"	175.00'	1.77'	N06°20'46"W	3.53'
C56	60.12'	19°41'03"	175.00'	30.36'	N16°46'07"W	59.83'
C57	24.09'	55°12'35"	25.00'	13.07'	N07°59'39"E	23.17'
C58	12.48'	28°36'27"	25.00'	6.37'	N12°18'25"W	12.35'
C59	11.61'	26°36'08"	25.00'	5.91'	N151°75'3"E	11.50'
C60	133.70'	153°12'35"	50.00'	209.96'	N48°00'21"W	97.28'
C61	50.72'	58°06'56"	50.00'	27.78'	N00°27'31"W	48.57'
C62	46.01'	52°43'41"	50.00'	24.78'	N55°52'49"W	44.41'
C63	36.97'	42°21'58"	50.00'	19.38'	S76°34'21"W	36.14'
C64	24.09'	55°12'35"	25.00'	13.07'	S82°59'39"W	23.17'
C65	63.67'	20°50'41"	175.00'	32.19'	N79°49'24"W	63.32'
C66	13.53'	04°25'49"	175.00'	6.77'	N71°36'58"W	13.53'
C67	50.14'	16°24'52"	175.00'	25.24'	N82°02'19"W	49.96'
C68	78.81'	25°44'11"	175.00'	39.98'	S07°06'08"W	77.95'
C69	54.99'	75°52'23"	175.00'	27.52'	S08°49'04"W	54.37'
C70	24.02'	07°51'48"	175.00'	12.03'	S67°56'58"W	24.00'
C71	29.84'	68°23'21"	25.00'	16.99'	N81°47'15"W	28.10'
C72	157.80'	180°49'32"	50.00'	17.00'	S41°59'39"W	100.00'
C73	24.12'	27°38'16"	50.00'	12.30'	N61°24'43"W	23.89'
C74	52.68'	50°22'08"	50.00'	29.08'	S74°35'06"W	50.28'
C75	50.51'	57°52'44"	50.00'	27.65'	S15°27'40"W	48.65'
C76	30.49'	34°56'24"	50.00'	15.74'	S30°56'55"W	30.02'
C77	29.84'	68°23'21"	25.00'	16.99'	S14°13'27"E	28.10'
C78	78.60'	25°44'11"	175.00'	39.98'	S07°06'08"W	77.95'
C79	17.41'	71°11'11"	175.00'	8.71'	S17°07'11"W	17.41'
C80	61.19'	20°02'04"	175.00'	30.91'	S04°15'05"W	60.88'
C81	208.39'	95°31'12"	125.00'	137.66'	N41°59'39"E	185.08'
C82	137.33'	62°56'46"	125.00'	76.52'	N25°42'26"E	130.52'
C83	71.06'	32°34'26"	125.00'	36.52'	N73°28'02"E	70.11'
C84	21.64'	24°47'40"	125.00'	11.350'	S48°00'21"W	168.06'
C85	167.50'	76°46'28"	125.00'	99.03'	S15°51'31"W	155.24'
C86	16.81'	07°42'20"	125.00'	8.42'	S09°37'07"E	16.80'
C87	169.13'	29°48'58"	325.00'	86.53'	S20°40'26"E	167.23'
C88	0.22'	00°02'18"	325.00'	0.11'	S05°47'06"E	0.22'
C89	17.23'	38°30'	325.00'	8.80'	S17°31'12"E	52.65'
C90	82.10'	14°28'26"	325.00'	41.27'	S26°39'23"E	81.88'
C91	9.58'	01°41'19"	325.00'	4.79'	S34°44'16"E	9.58'
C92	139.46'	159°48'50"	50.00'	280.89'	S37°51'46"E	98.45'
C93	21.64'	24°47'40"	50.00'	10.99'	S29°38'49"W	21.47'
C94	58.35'	95°31'12"	50.00'	30.97'	S17°31'12"E	52.65'
C95	11.51'	63°32'24"	50.00'	5.85'	S23°58'29"W	34.73'
C96	36.33'	59°28'52"	50.00'	20.00'	S23°58'29"W	34.73'
C97	17.62'	20°11'10"	50.00'	8.90'	S52°08'15"W	17.52'

MATCH LINE M-M
 SEE SHEET 6 OF 6

