THIS INSTRUMENT WAS PREPARED BY:
RICKIE C. WEINBERG
CARNAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
SEPTEMBER 1996 87060GZG JSH

BOCA GREENS (WEST PHASE) P.U.D.

208-025

BOCA ISLES SOUTH PHASE 5G

A REPLAT OF A PORTION OF TRACTS C AND D, "BOCA ISLES SOUTH PHASE 5D" (P.B. 75, PGS. 130-132, P.B.C.R.), TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 51, 52, 53, 54 AND 55, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" (P.B.1, PG.102, P.B.C.R.), TOGETHER WITH A PORTION OF THE ABANDONED 15.00 FOOT ROAD RIGHT OF WAY (O.R.B. 9238, PGS. 1683-1692, P.B.C.R.) IN SECTIONS 11 AND 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

PALM BEACH COUNTY, FLORIDA

196

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:29 am
THIS 28 DAY OF January
A.D., 1997 AND DULY RECORDED IN PLAT BOOK 78 ON PAGES 196 THROUGH 197
DOROTHY H. WILKEN, CLERK
BY: Deputy Clerk DC

SHEET 1 OF 2 SHEETS

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT BOCA GREENS, INC., A FLORIDA CORPORATION, AND THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS "C" AND "D" OF "BOCA ISLES SOUTH PHASE 5D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75 AT PAGES 130 THROUGH 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF TRACTS 51, 52, 53, 54, AND 55 IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THE ABANDONED 15.00 FOOT ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 9238 AT PAGES 1683 THROUGH 1692 OF SAID PUBLIC RECORDS, ALL LYING IN SECTIONS 11 AND 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, SHOWN HEREON AS "BOCA ISLES SOUTH PHASE 5G", ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "D"; THENCE NORTH 00°56'14" WEST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "D", A DISTANCE OF 84.46 FEET; THENCE SOUTH 89°03'46" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 00°56'14" WEST, ALONG A LINE 183.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1209.85 FEET; THENCE SOUTH 89°46'24" WEST, ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7005 AT PAGE 1031 OF SAID PUBLIC RECORDS, A DISTANCE OF 14.72 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 101.76 FEET; THENCE SOUTH 89°47'27" EAST, ALONG THE SOUTH RIGHT OF WAY LINE AND WESTERLY EXTENSION THEREOF OF "KIMBERLY BOULEVARD", AN 80.00 FOOT ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3159 AT PAGE 816 OF SAID PUBLIC RECORDS, A DISTANCE OF 126.17 FEET; THENCE NORTH 00°38'08" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 18.58 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 03°50'44" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID RIGHT OF WAY LINE, HAVING A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 04°04'18", A DISTANCE OF 139.29 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 26°02'53" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 62.39 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 256.50 FEET AND A CENTRAL ANGLE OF 41°04'55", A DISTANCE OF 183.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°52'12" WEST, A DISTANCE OF 50.60 FEET; THENCE SOUTH 00°56'14" EAST, A DISTANCE OF 783.60 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID TRACT "D"); THENCE SOUTH 58°19'24" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "C", A DISTANCE OF 23.74 FEET; THENCE SOUTH 00°56'14" EAST, ALONG A LINE 20.00 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WESTERLY BOUNDARY OF SAID TRACT "C", A DISTANCE OF 354.79 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 66°37'16" EAST; THENCE SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID TRACT "C", HAVING A RADIUS OF 252.50 FEET AND A CENTRAL ANGLE OF 11°24'01", A DISTANCE OF 50.24 FEET; THENCE NORTH 78°01'17" WEST, ALONG THE SOUTHERLY BOUNDARIES OF SAID TRACTS "C" AND "D", ALSO BEING RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 70.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.741 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

01. TRACTS "A-1", "A-2", "B-1", AND "B-2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS , WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES , CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

02. TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM-WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

03. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.,ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN SAID TRACTS MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 90-8) AND THE PLAT NOTES.

04. THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

05. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION,ITS SUCCESSORS AND ASSIGNS,WITHOUT RECOURSE TO PALM BEACH COUNTY.

06. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

07. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, BOCA GREENS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT , AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF Sept. , A.D.,1996.

BOCA GREENS, INC.
A FLORIDA CORPORATION
BY: _____
MARK SHEVORY
VICE PRESIDENT

WITNESS _____ (NAME) Grace Lapolla
WITNESS _____ (NAME) KAREN L. DRIVER

IN WITNESS WHEREOF, BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT,AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF Sept. , A.D.,1996.

BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
BY: _____
TAMMY McDONALD
PRESIDENT

WITNESS _____ (NAME) Valerie McChesney
WITNESS _____ (NAME) ELIZABETH S. FLEMING

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MARK SHEVORY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA GREENS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF Sept. ,1996.
MY COMMISSION EXPIRES: _____
Sandi M. Cooper
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. _____

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TAMMY McDONALD, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF Sept. ,1996
MY COMMISSION EXPIRES: _____
Sandi M. Cooper
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO. _____

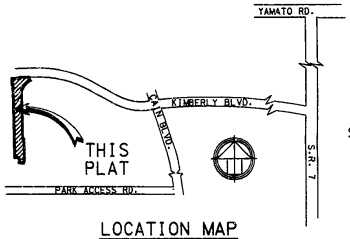
TITLE CERTIFICATION

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

I, GERALD L. KNIGHT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA GREENS, INC., A FLORIDA CORPORATION AND THE BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Sep. 12, 1996
UPDATE: Nov. 19, 1996

GERALD L. KNIGHT
ATTORNEY AT LAW



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

RICKIE C. WEINBERG
SURVEYOR AND MAPPER
FLORIDA LICENCE NO. LS5273

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 28 DAY OF Jan. , 1997.

BY: _____
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NOTES:

01. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°46'57"WEST ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.
02. NO BUILDINGS 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 ENCROACHMENT.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
07. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
08. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED WAS 1.0000159. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
09. BEARING ROTATION (PLAT TO GRID) IS 00°00'32", CLOCKWISE.
10. ALL BEARINGS SHOWN ARE PLAT BEARINGS, UNLESS OTHERWISE NOTED.

COUNTY ENGINEER	SURVEYOR	B.I.S.HOMEOWNERS' ASSOCIATION	NOTARY	BOCA GREENS,INC.	NOTARY

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DATE: 5-Sep-96 14:41

THIS INSTRUMENT WAS PREPARED BY:
RICKIE C. WEINBERG
CARMAHAN-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
SEPTEMBER 1996 870606ZG JSH

BOCA GREENS (WEST PHASE) P.U.D.

208-025

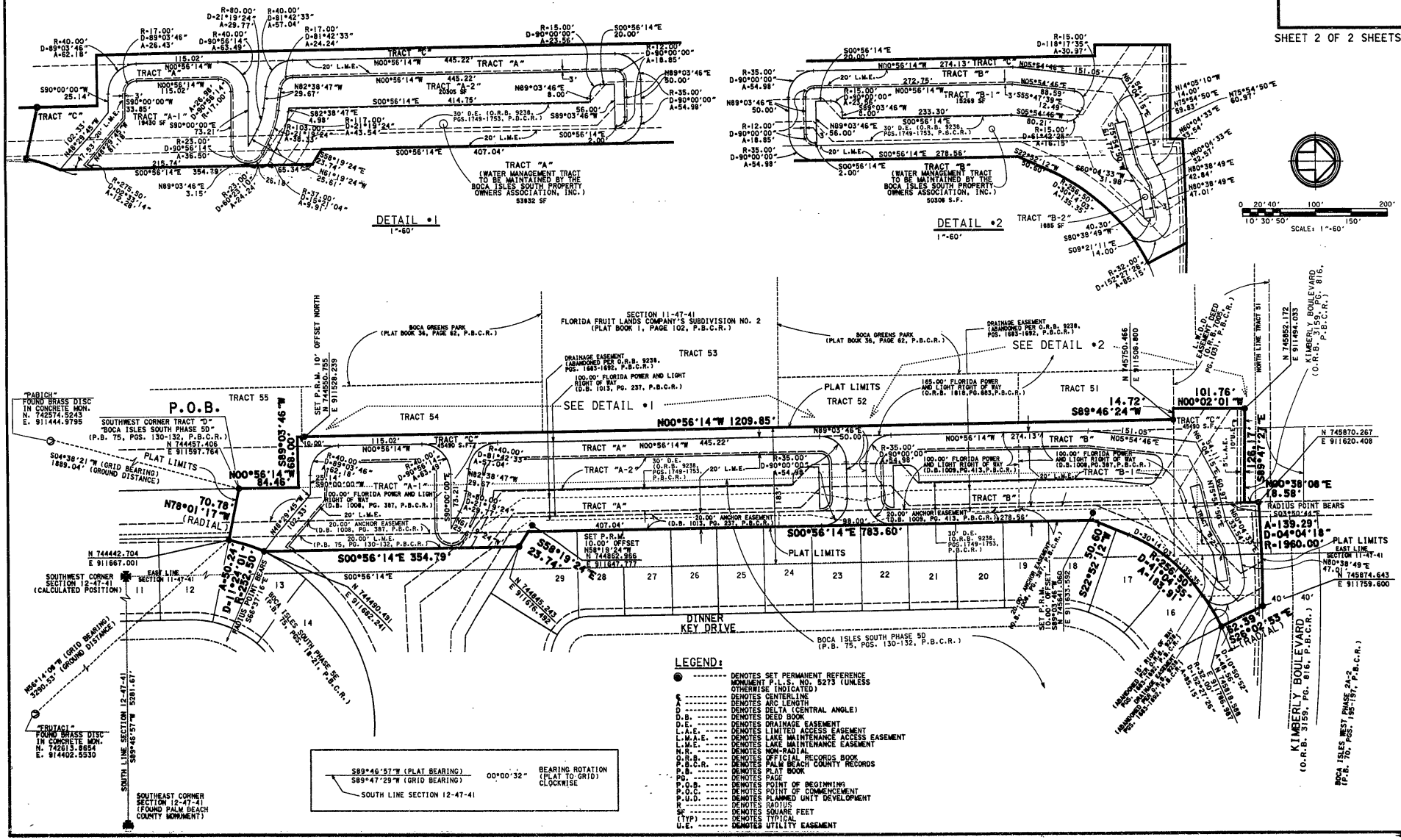
BOCA ISLES SOUTH PHASE 5G

197

A REPLAT OF A PORTION OF TRACTS C AND D, "BOCA ISLES SOUTH PHASE 5D" (P.B. 75, PGS. 130-132, P.B.C.R.), TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 51, 52, 53, 54 AND 55, SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" (P.B.1, PG.102, P.B.C.R.), TOGETHER WITH A PORTION OF THE ABANDONED 15.00 FOOT ROAD RIGHT OF WAY (O.R.B. 9238, PGS. 1683-1692, P.B.C.R.) IN SECTIONS 11 AND 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS



LEGEND:

● -------	DENOTES SET PERMANENT REFERENCE MONUMENT P.L.S. NO. 5273 (UNLESS OTHERWISE INDICATED)
℄ ---------	DENOTES CENTERLINE
L ----------	DENOTES ARC LENGTH
Δ ----------	DENOTES DELTA (CENTRAL ANGLE)
D.B. -------	DENOTES DEED BOOK
D.E. -------	DENOTES DRAINAGE EASEMENT
L.A.E. -----	DENOTES LIMITED ACCESS EASEMENT
L.M.A.E. ---	DENOTES LAKE MAINTENANCE ACCESS EASEMENT
L.M.E. -----	DENOTES LAKE MAINTENANCE EASEMENT
N.R. -------	DENOTES NON-RADIAL
O.R.B. -----	DENOTES OFFICIAL RECORDS BOOK
P.B.C.R. ---	DENOTES PALM BEACH COUNTY RECORDS
P.B. -------	DENOTES PLAT BOOK
PG. --------	DENOTES PAGE
P.O.B. -----	DENOTES POINT OF BEGINNING
P.O.C. -----	DENOTES POINT OF COMMENCEMENT
P.U.D. -----	DENOTES PLANNED UNIT DEVELOPMENT
R ----------	DENOTES RADIUS
SF ---------	DENOTES SQUARE FEET
(TYP) ------	DENOTES TYPICAL
U.E. -------	DENOTES UTILITY EASEMENT

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DATE: 5-Sep-96 15:04