

MARBELLA PLAT

A REPLAT OF ALL OF TRACT 19, BOCA DEL MAR NO. 6, AS RECORDED IN PLAT BOOK 30, PAGES 142 & 143, TOGETHER WITH ALL OF BELMAR - PHASE I, AS RECORDED IN PLAT BOOK 40, PAGE 4 TOGETHER WITH ALL OF BELMAR - PHASE II, AS RECORDED IN PLAT BOOK 42, PAGE 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

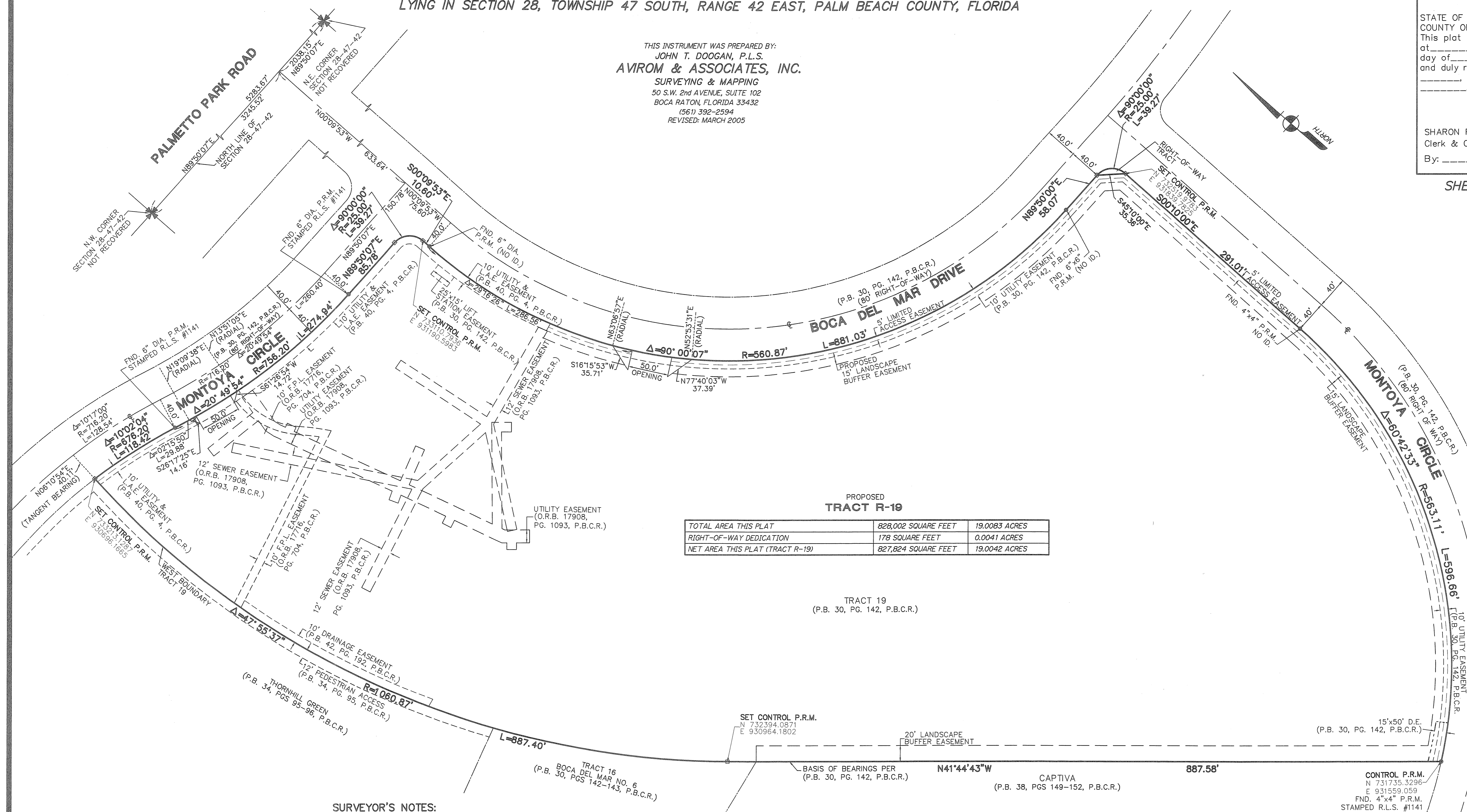
THIS INSTRUMENT WAS PREPARED BY:
 JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 REVISED: MARCH 2005

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at _____ this _____
 day of _____, 2005,
 and duly recorded in Plat Book
 _____, Pages _____, through

SHARON R. BOCK
 Clerk & Comptroller
 By: _____

SHEET 2 OF 2



PROPOSED
TRACT R-19

TOTAL AREA THIS PLAT	828,002 SQUARE FEET	19.0083 ACRES
RIGHT-OF-WAY DEDICATION	178 SQUARE FEET	0.0041 ACRES
NET AREA THIS PLAT (TRACT R-19)	827,824 SQUARE FEET	19.0042 ACRES

TRACT 19
 (P.B. 30, PG. 142, P.B.C.R.)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT 19, HAVING A BEARING OF N41°44'43"W.
- 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALK AND SIMILAR SURFACE CONSTRUCTION.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
 (N.R.) = NON-RADIAL
 (R.F.) = RADIAL TO FRONT LOT LINE
 (R.R.) = RADIAL TO REAR LOT LINE
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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 OTHERWISE COINCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- ABBREVIATION LEGEND: L = ARC LENGTH; P.B. = PLAT BOOK; L.B. = LICENSED BUSINESS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B.C.R. = PALM BEACH COUNTY RECORDS; Δ = DELTA ANGLE; R = RADIUS; L = ARC LENGTH; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; SQ. FT. = SQUARE FOOT; F.P.&L. = FLORIDA POWER & LIGHT; L.A.E. = LIMITED ACCESS EASEMENT; W/ = WITH; O.R.B. = OFFICIAL RECORDS BOOK; R.L.S. = REGISTER LAND SURVEYOR; FND. = FOUND; DIA. = DIAMETER; D.E. = DRAINAGE EASEMENT; ID. = IDENTIFICATION; C. = CENTERLINE.

SYMBOL LEGEND:

- INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.
- INDICATES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)

STATIONER: MARBELLA
 BOOK 105
 PAGE 54
 DATE 03/23/05

