

# ADVENT LUTHERAN CHURCH

BEING A REPLAT OF A PORTION OF BLOCKS 2, 3, 4 AND 14, VILLA RICA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 73 THROUGH 82 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
SEPTEMBER - 2006

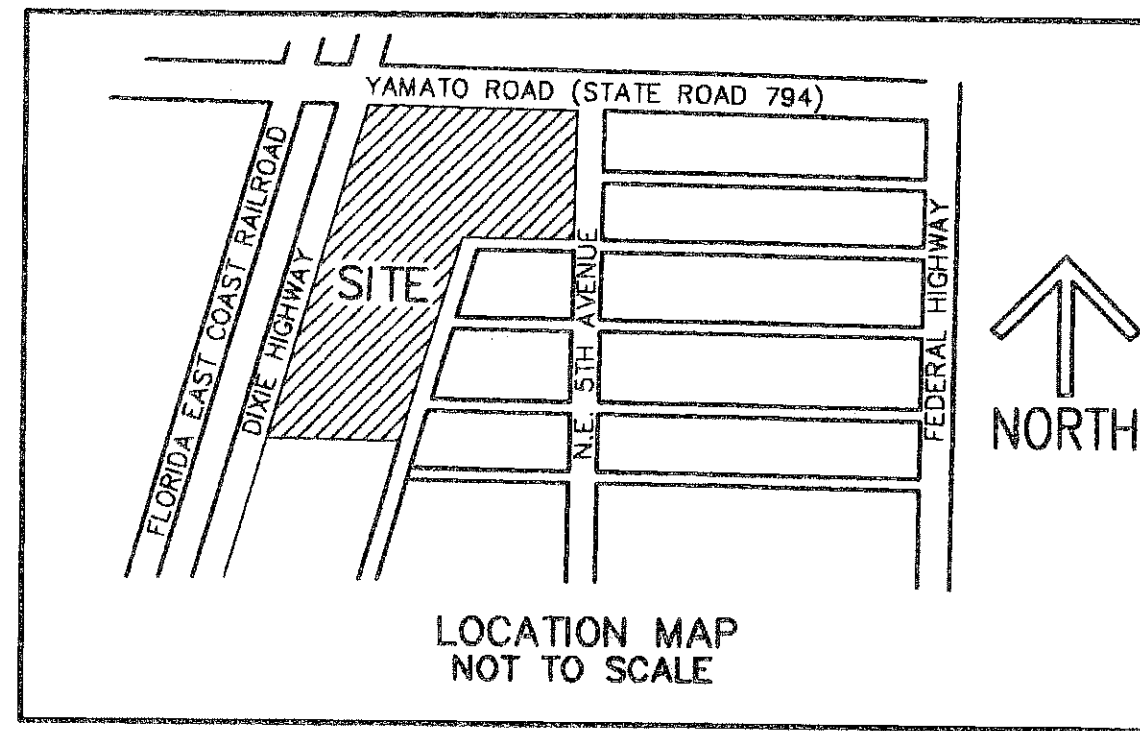
0015

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 200\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

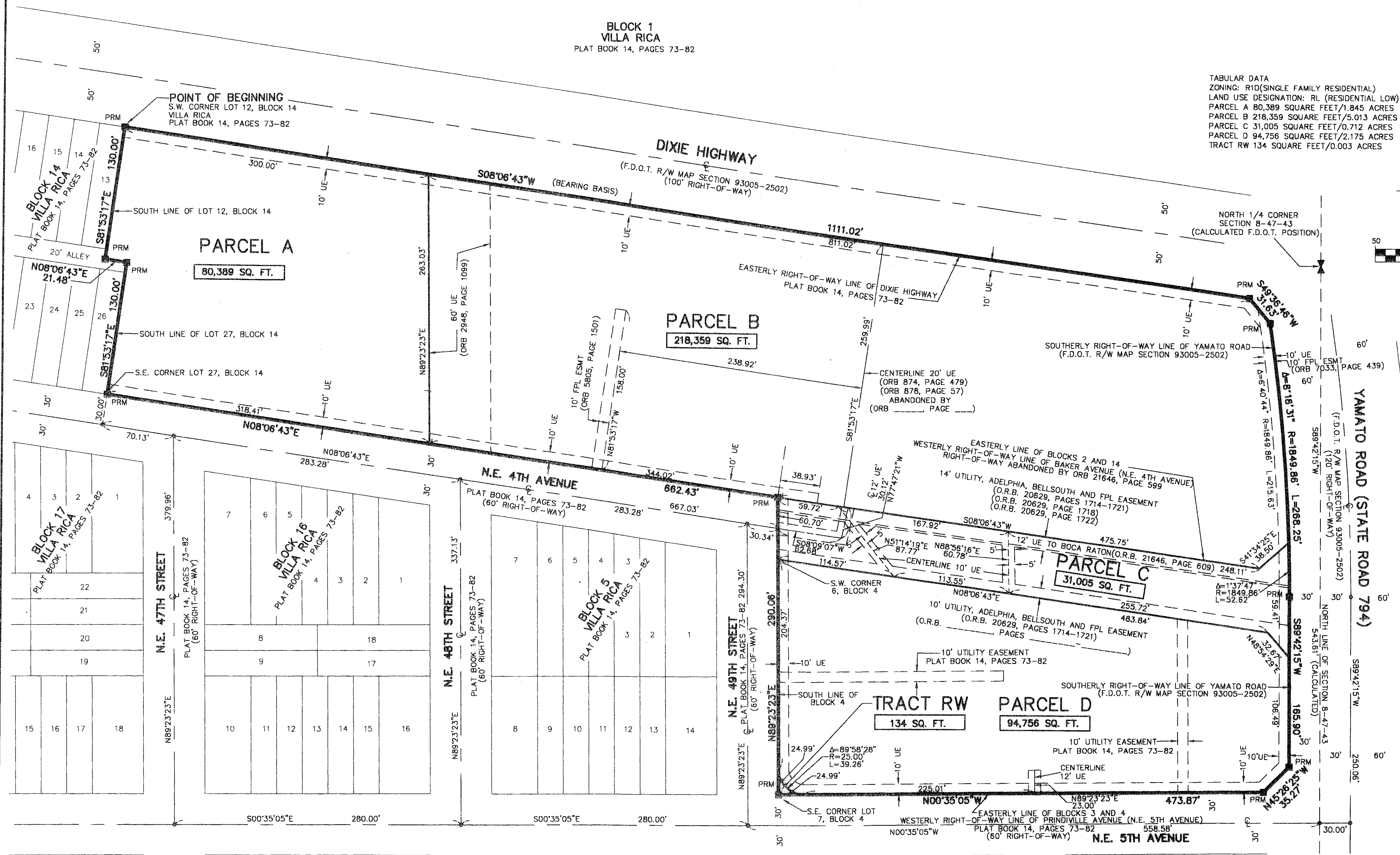
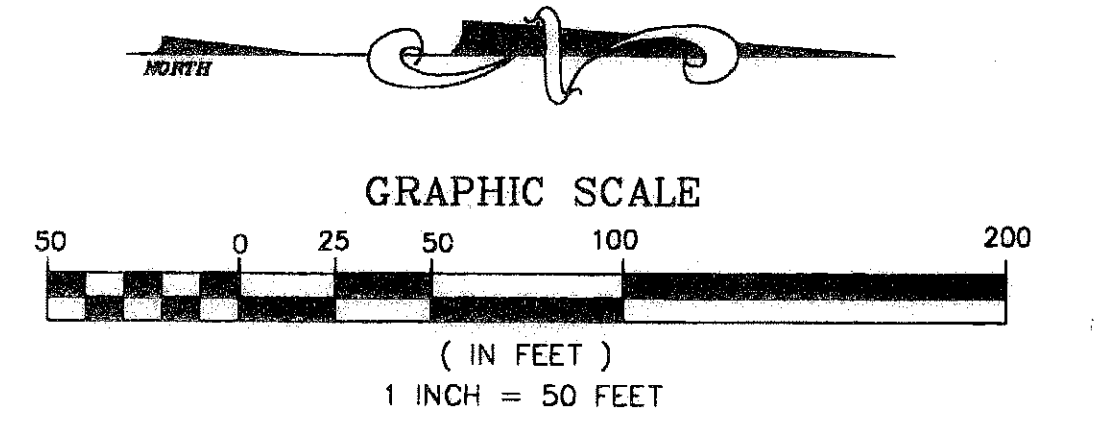
BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 2 OF 2**



**BLOCK 1  
VILLA RICA**  
PLAT BOOK 14, PAGES 73-82

TABULAR DATA  
ZONING: R1(SINGLE FAMILY RESIDENTIAL)  
LAND USE DESIGNATION: RL (RESIDENTIAL LOW)  
PARCEL A 80,389 SQUARE FEET/1.845 ACRES  
PARCEL B 218,359 SQUARE FEET/5.013 ACRES  
PARCEL C 31,005 SQUARE FEET/0.712 ACRES  
PARCEL D 94,756 SQUARE FEET/2.175 ACRES  
TRACT RW 134 SQUARE FEET/0.003 ACRES



- SURVEY NOTES:**
- 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.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
  - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S08°06'43"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY.
  - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
  - Lines intersecting curves are non-radial unless shown otherwise.
  - "NOTICE" 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 PALM BEACH COUNTY, FLORIDA.
  - NO. - DENOTES NUMBER
  - C - DENOTES CENTERLINE
  - ORB - DENOTES OFFICIAL RECORDS BOOK
  - SQ. FT. - DENOTES SQUARE FEET
  - (PLAT) - DENOTES VILLA RICA, AS RECORDED IN PLAT BOOK 14, PAGES 73 THROUGH 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION.
  - LAE - LIMITED ACCESS EASEMENT
  - UE - UTILITY EASEMENT

OFFICE DEPOT PLAT  
PLAT BOOK 77, PAGES 133-134

SANCTUARY PLACE  
PLAT BOOK 71, PAGE 98