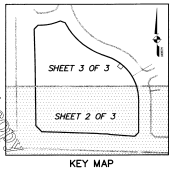# SHERBROOKE CENTER REPLAT No. 3, M.U.P.D.

BEING A REPLAT OF TRACTS A, B, C, D AND A PORTION OF E, SHERBROOKE CENTER, M.U.P.D.
AS RECORDED IN PLAT BOOK 87, PAGES 56 THROUGH 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

86

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 8:49 am this 9
day of August 2007
and duly recorded in Plat Book
110, Pages 86 through
88

SHARON R. BOCK
Clerk & Comptroller

By: _____

SHEET 1 OF 3

DEDICATION

Know all men by these presents that Lyons Retail, Inc., a Florida corporation; Lyons and Lantana Gas, L.L.C., a Florida Limited Liability Company and Commerce Bank, N.A. a National Banking Association, owners of the land shown hereon as SHERBROOKE CENTER REPLAT NO. 3, M.U.P.D., being a replat of Tracts "A", "B", "C", "D" and a portion of "E", SHERBROOKE CENTER, M.U.P.D. as recorded in Plat Book 87, Pages 56 through 58 of the Public Records of Palm Beach County, Florida, being a portion of Sections 31 and 32, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

[dense legal metes-and-bounds description]

Said lands lying and situate in Palm Beach County, Florida, containing 387,211 square feet, 8.889 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. PARCEL "A", as shown hereon, is hereby reserved for Lyons Retail, Inc; Lyons and Lantana Gas, L.L.C., and Commerce Bank, N.A. their successors and/or assigns, for commercial purposes not inconsistent with this use, and is the perpetual maintenance obligation of said corporation, Limited Liability Company and National Banking Association their successors and/or assigns, without recourse to Palm Beach County.

2. The Mass Transit easements, as shown hereon, is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, its successors and assigns, for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer stations, and advertising. The maintenance obligation for the easement area shall be with Lyons Retail, Inc.; Lyons and Lantana Gas, LLC and Commerce Bank, N.A. their successors and assigns, until such time the county, its successors and or assigns commences construction or installation of facilities associated with utilization of the easement for its intended purpose, at which time maintenance of the easement area shall become the obligation of the county its successors and assigns. The maintenance obligation shall automatically revert to Lyons Retail, Inc.; Lyons and Lantana Gas, LLC and Commerce Bank N.A., their successors and assigns upon the county's temporary or permanent cessation of use of the easement. The easement granted here under shall be non-exclusive and subordinated to any utility easement dedicated to the public.

3. The Limited Access easements as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

4. The Landscape Buffer easements, as shown hereon, are hereby reserved for Lyons Retail, Inc.; Lyons and Lantana Gas, LLC and Commerce Bank, N.A. their successors and/or assigns, for landscape purposes and is the perpetual maintenance obligation of said corporation, Limited Liability Company and National Banking Association, their successors and/or assigns, without recourse to Palm Beach County.

5. The Utility easements as shown hereon are hereby 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.

6. Drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes, the maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of Lyons Retail, Inc., and Lyons and Lantana Gas, LLC. their successors and/or assigns, without recourse to Palm Beach 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.

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 streets, including the right to utilize for proper purposes any and all Drainage, Lake Maintenance, and Lake Maintenance Access easements, and private streets associated with said drainage system.

In witness whereof, the above named 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 24th day of July, 2007.

Lyons Retail, Inc.
A Florida Corporation

Witness: _____
Print Name: MARILEE E. SUSI
Witness: _____
Print Name: MISTY MELONI

By: _____
Samuel Susi
President

In witness whereof, the above named Limited Liability Company has caused these presents to be signed by its Managing Member, and its company seal to be affixed hereto by and with the authority of its members, this 24th day of July, 2007.

Lyons and Lantana Gas, L.L.C.
A Florida Limited Liability Company

Witness: _____
Print Name: MARILEE E. SUSI
Witness: _____
Print Name: MISTY MELONI

By: _____
Samuel Susi
Managing Member

In witness whereof, the above named National Banking Association has caused these presents to be signed by its Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors, this _____ day of _____, 2007.

Commerce Bank, N.A.
A National Banking Association

Witness: _____
Print Name: Julie A. Sharp
Witness: _____
Print Name: _____

By: _____
Mary E. Frayman
Vice President

ACKNOWLEDGMENT of DEDICATION

State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi who is personally known to me or has produced Florida Driver's License as identification, and who executed the foregoing instrument as President of Lyons Retail, Inc., a Florida corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument 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.

My Commission Expires: _____   Witness my hand and official seal this 24th day of July, 2007.

NOTARY SEAL

_____
Notary Public

LOCATION SKETCH
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
FEBRUARY, 2007

ACKNOWLEDGMENT of DEDICATION

State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi who is personally known to me or has produced Florida Driver's License as identification, and who executed the foregoing instrument as Managing Member of Lyons and Lantana Gas, LLC, a Florida Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the company seal of said company and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said company.

My Commission Expires: _____   Witness my hand and official seal this 24th day of July, 2007.

NOTARY SEAL

_____
Notary Public

ACKNOWLEDGMENT of DEDICATION

State of New Jersey) SS
County of Camden)

Before me personally appeared Mary E. Frayman, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of Commerce Bank, N.A., a National Banking Association, and severally acknowledged to and before me that she executed such instrument as such officer of said association, and that the seal affixed to the foregoing instrument is the seal of said association and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said association.

My Commission Expires: _____   Witness my hand and official seal this _____ day of JULY, 2007.

_____
Notary Public
#C2328828
Francis M. Renna
May 9, 2012

ACCEPTANCE of RESERVATIONS

State of Florida) SS
County of Palm Beach)

Lyons Retail, Inc., hereby accepts the dedications or reservations to said corporation as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated herein, dated this 24th day of July, 2007.

Lyons Retail, Inc.
A Florida Corporation

Witness: _____
Print Name: MARILEE E. SUSI
Witness: _____
Print Name: MISTY MELONI

By: _____
Samuel Susi
President

ACKNOWLEDGMENT of ACCEPTANCE

State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi who is personally known to me, or has produced Florida Driver's License, as identification, and who executed the foregoing instrument as President of Lyons Retail, Inc. a Florida corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument 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.

My Commission Expires: _____   Witness my hand and official seal this 24th day of July, 2007.

NOTARY SEAL

_____
Notary Public

ACCEPTANCE of RESERVATIONS

State of Florida) SS
County of Palm Beach)

Lyons and Lantana Gas, LLC, hereby accepts the dedications or reservations to said Limited Liability Company as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated herein, dated this 24th day of July, 2007.

Lyons and Lantana Gas, L.L.C.
A Florida Limited Liability Company

Witness: _____
Print Name: MARILEE E. SUSI
Witness: _____
Print Name: MISTY MELONI

By: _____
Samuel Susi
Managing Member

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 SUPLANTED 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.

TABULAR DATA:

PROJECT NAME: SHERBROOKE CENTER
PETITION NUMBER: 1989-063
TOTAL AREA: PARCEL "A" - 387,211 SQUARE FEET
(8.889 ACRES)

EXISTING & PROPOSED USE: COMMERCIAL
LAND USE DESIGNATION: CL-2
ZONING DISTRICT: CG/SE (MUPD)

ACKNOWLEDGMENT of ACCEPTANCE

State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi who is personally known to me, or has produced Florida Driver's License as identification, and who executed the foregoing instrument as Managing Member of Lyons and Lantana Gas, L.L.C., a Florida Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the company seal of said company and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said company.

My Commission Expires: _____   Witness my hand and official seal this 24th day of July, 2007.

NOTARY SEAL

_____
Notary Public

ACCEPTANCE of RESERVATIONS

State of New Jersey) SS
County of Camden)

Commerce Bank, N.A. hereby accepts the dedications or reservations to said corporation as stated and shown herein, and hereby accepts its maintenance obligations for same as stated hereon, dated this _____ day of July, 2007.

Commerce Bank, N.A.
A National Banking Association

Witness: _____
Print Name: Julie Sharp
Witness: _____
Print Name: Abigail Certeza

By: _____
Mary E. Frayman
Vice President

ACKNOWLEDGMENT of ACCEPTANCE

State of New Jersey) SS
County of Camden)

Before me personally appeared Mary E. Frayman who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of Commerce Bank, N.A. a National Banking Association, and severally acknowledged to and before me that she executed such instrument as such officer of said association, and that the seal affixed to the foregoing instrument is the seal of said association and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said association.

My Commission Expires: _____   Witness my hand and official seal this _____ day of July, 2007.

_____
Notary Public
#C2328828
Francis M. Renna
May 9, 2012

TITLE CERTIFICATION

State of Florida) SS
County of Palm Beach)

I, Samuel Susi, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested to Lyons Retail, Inc.; Lyons and Lantana Gas, LLC. and Commerce Bank, N.A.; 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: July 24, 2007

By: _____
Samuel Susi
Attorney-At-Law
Florida Bar No. 373869

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 8th day of August, 2007, and has been reviewed by a professional surveyor & mapper employed by Palm Beach County in accordance with Sec. 177.08(1), F.S.

By: _____
George T. Webb, P.E.
County Engineer

SURVEYOR'S CERTIFICATE

This is to certify that 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") and monuments according to Sec. 177.091(9), F.S. have been placed as required by law, and; further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Date: August 3, 2007

_____
Keith M. Chee-A-Tow, P.L.S.
Florida Registration No. 5328
Avirom & Associates, Inc.
L.B. No. 3300

LYONS RETAIL, INC.   LYONS AND LANTANA GAS, L.L.C.   COMMERCE BANK, LLC.

6260-16

SHERBROOKE CENTER REPLAT No. 3, M.U.P.D.

BEING A REPLAT OF TRACTS A, B, C, D AND A PORTION OF E, SHERBROOKE CENTER, M.U.P.D.
AS RECORDED IN PLAT BOOK 87, PAGES 56 THROUGH 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

87

KEY MAP
NOT TO SCALE

SHEET 3 OF 3
SHEET 2 OF 3

NOTES:
1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF SHERBROOKE CENTER, P.C.D. BASED ON THE WEST LINE OF AQUARIUS BOULEVARD HAVING A BEARING OF S00°00'00" W.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
6. ABBREVIATION LEGEND: A = ARC LENGTH; A.K.A. = ALSO KNOWN AS; ₵ = CENTERLINE; Δ = CENTRAL ANGLE; D.E. = DRAINAGE EASEMENT; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P. = PLAT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; R = RADIUS; R/W = RIGHT-OF-WAY; SEC. = SECTION; U.E. = UTILITY EASEMENT; W/ = WITH; I.R. = IRON ROD; P.C.P. = PERMANENT CONTROL POINT; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; RAD. = RADIAL.
7. DRAINAGE AND UTILITY EASEMENTS CREATED AND DEDICATED BY PREVIOUS PLATS EXCEPTING THOSE SHOWN HEREON WERE ABANDONED AND VACATED BY RESOLUTION NO. R-2007-0468, AS RECORDED IN O.R.B. 21642, PG. 1508, P.B.C.R.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
FEBRUARY, 2007

30 15 0   30   60   90
SCALE IN FEET
1" = 30'

MATCH LINE (SEE SHEET 3 OF 3)

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.

SHEET 2 OF 3

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA, EAST ZONE
COORDINATE SYSTEM = 1983 STATE PLANE –
    TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000021909
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

PARCEL "A"
387,211 SQUARE FEET / 8.889 ACRES

LYONS ROAD
(A.K.A. JUBILEE ROAD)

PALM BEACH FARMS COMPANY, PLAT NO. 3
(P.B. 2, PG. 45–54, P.B.C.R.)

LANTANA ROAD (S.R. 812)

AQUARIUS BLVD.
(A.K.A. ROSEMOUNT DRIVE)

SHERBROOKE BAPTIST CHURCH
(P.B. 74, PG. 144, P.B.C.R.)

LAKES OF SHERBROOKE PHASE 6
(P.B. 44, PGS. 117–119, P.B.C.R.)

MASS TRANSIT EASEMENT (30' X 10')

R=340.00'
Δ=24°00'00"
A=142.42'
CH=141.38'
CB=N 12°00'00" W

Δ=09°03'4"
A=47.45'

N 821572.95
E 921857.03
FD. R.R. SPIKE (NO I.D.)
CONTROL P.R.M.

N 821360.52
E 921858.48
CONTROL P.R.M.

SET P.R.M. LB#3300

N 821335.33
E 921832.77
CONTROL P.R.M.

P.O.B.
SOUTHWEST CORNER
ROSEMOUNT DRIVE
(P.B. 44, PGS. 117–119)

FD. R.R. SPIKE (NO I.D.)

SET P.C.P. LB #3300

247.02'
670.29'

N 88°04'24" W (165.15')
185.15'

N 88°04'24" W
115.77' OPENING
115.77'

355.27'

N85°24'28"W 47.73'
N88°03'53"W
N88°03'53"W
22.91'
17.29'
N78°03'21"W
N 85°24'28"E
64.82'

N185°24'28"W
159.56'
SET P.R.M. LB#3300

35.99'
S 45°57'48" W
64.20'

SET P.R.M. LB#3300
N 8757'25" W
2.81'
CONTROL P.R.M.
N 821363.06
E 921228.19

SET P.R.M. LB#3300
CONTROL P.R.M.
N 821362.98
E 921231.00

ADDITIONAL R/W FOR LANTANA ROAD
(O.R.B. 6452, PG. 1590)

FD. P.R.M. NO IDENTIFICATION

SOUTH LINE PLAT

CONTROL P.R.M.
N 821353.45
E 921586.14

ADDITIONAL R/W FOR LANTANA ROAD
(O.R.B. 20898, PG. 1273, P.B.C.R.)

SOUTH LINE SEC. 32–44–42

S.W. CORNER SEC. 32–44–42
FD. P.C.CO. BRASS DISK

355.34'
S 88°04'24" E
R/W PER (ROAD PLAT BOOK 2, PG. 27)

PALM BEACH FARMS COMPANY, PLAT NO. 3
(P.B. 2, PG. 45–54, P.B.C.R.)

50.00'   74.00'

31 | 32

SET P.R.M. LB#3300
SET P.R.M. LB#3300
SET P.C.P. LB. #3300

20' LANDSCAPE BUFFER EASEMENT
10' UTILITY EASEMENT
5' LIMITED ACCESS EASEMENT

20' LANDSCAPE BUFFER EASEMENT
10' UTILITY EASEMENT
5' LIMITED ACCESS EASEMENT

10' UTILITY EASEMENT

15' LIMITED ACCESS EASEMENT
10' UTILITY EASEMENT
15' LANDSCAPE BUFFER EASEMENT

SYMBOL LEGEND:
☐ INDICATES 4" X 4" PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND OR SET AS NOTED.
○ INDICATES 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300 SET.
◇ INDICATES A PERMANENT CONTROL POINT (P.C.P.), FOUND OR SET AS NOTED.

N 88°04'24" W (PLAT BEARING)
N 88°27'46" W (GRID BEARING)
00°23'22" = COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)

COMMON LINE BETWEEN EXISTING PLAT AND REPLAT

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
ABERDEEN	N. 807488.509	E. 933764.534
CHAR-LAKE	N. 812340.509	E. 935150.869
HAGEN	N. 795709.235	E. 929474.109

THE SEVEN (7) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

6260–16

SHERBROOKE CENTER REPLAT No. 3, M.U.P.D.

BEING A REPLAT OF TRACTS A, B, C, D AND A PORTION OF E, SHERBROOKE CENTER, M.U.P.D.
AS RECORDED IN PLAT BOOK 87, PAGES 56 THROUGH 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

8B

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at_____this_____
day of_____2007,
and duly recorded in Plat Book
_____ Pages_____ through

SHARON R. BOCK
Clerk & Comptroller
By: _____

SHEET 3 OF 3

NOTICE:
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NOTES:
1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
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3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
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7. DRAINAGE AND UTILITY EASEMENTS CREATED AND DEDICATED BY PREVIOUS PLATS EXCEPTING THOSE SHOWN HEREON WERE ABANDONED AND VACATED BY RESOLUTION NO. R-2007-0468, AS RECORDED IN O.R.B. 21642, PG. 1508, P.B.C.R.

THE SEVEN (7) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA, EAST ZONE
COORDINATE SYSTEM = 1983 STATE PLANE -
TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000021909
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LAKES OF SHERBROOKE PHASE 9
(P.B. 65, PGS. 146-150, P.B.C.R.)

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
ABERDEEN	N 867488.009	E 933764.534
CHAR-LAKE	N 812340.509	E 935150.869
HAGEN	N 795709.235	E 929474.109

KEY MAP
NOT TO SCALE

SHEET 3 OF 3
SHEET 2 OF 3

SCALE IN FEET
1" = 30'
30 15 0 30 60 90

LAKES OF SHERBROOKE PHASE 9
(P.B. 65, PG. 146, P.B.C.R.)

ROSEMOUNT DRIVE (TRACT "D")
(P.B. 68, PG. 125, P.B.C.R.)

LYONS ROAD
(A.K.A. JUBILEE ROAD)
(50' PLATTED PALM BEACH FARMS CO. R/W (P.B. 2, PGS. 45-54 - P.B.C.R.)

PALM BEACH FARMS COMPANY, PLAT NO. 3
(P.B. 2, PGS. 45-54, P.B.C.R.)

AQUARIUS BOULEVARD
(P.B. 65, PGS. 146-150, P.B.C.R.)

PARCEL "A"
387,211 SQUARE FEET / 8.889 ACRES

BLUE CYPRESS DRIVE
(P.B. 44, PGS. 117-119, P.B.C.R.)

LAKES OF SHERBROOKE PHASE 6
(P.B. 44, PGS. 117-119, P.B.C.R.)

MASS TRANSIT EASEMENT (30' X 10')
LIFT STATION EASEMENT (P.B. 68, PG. 125, P.B.C.R.)
BELLSOUTH EASEMENT (O.R.B. 21146, PG. 1218, P.B.C.R.)
5' LIMITED ACCESS EASEMENT
20' LANDSCAPE BUFFER EASEMENT
10' UTILITY EASEMENT
15' LANDSCAPE BUFFER EASEMENT
24.86' DRAINAGE EASEMENT

MATCH LINE (SEE SHEET 2 OF 3)

SYMBOL LEGEND:
□ INDICATES 4" X 4" PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND OR SET AS NOTED.
○ INDICATES 5/8" IRON ROD WITH SURVEYOR'S CAP LB# 3300 SET.
◇ INDICATES A PERMANENT CONTROL POINT (P.C.P.), FOUND OR SET AS NOTED.

N 88°04'24" W (PLAT BEARING)
N 88°27'46" W (GRID BEARING)
00°23'22" = COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)
COMMON LINE BETWEEN EXISTING PLAT AND REPLAT

6260-16

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