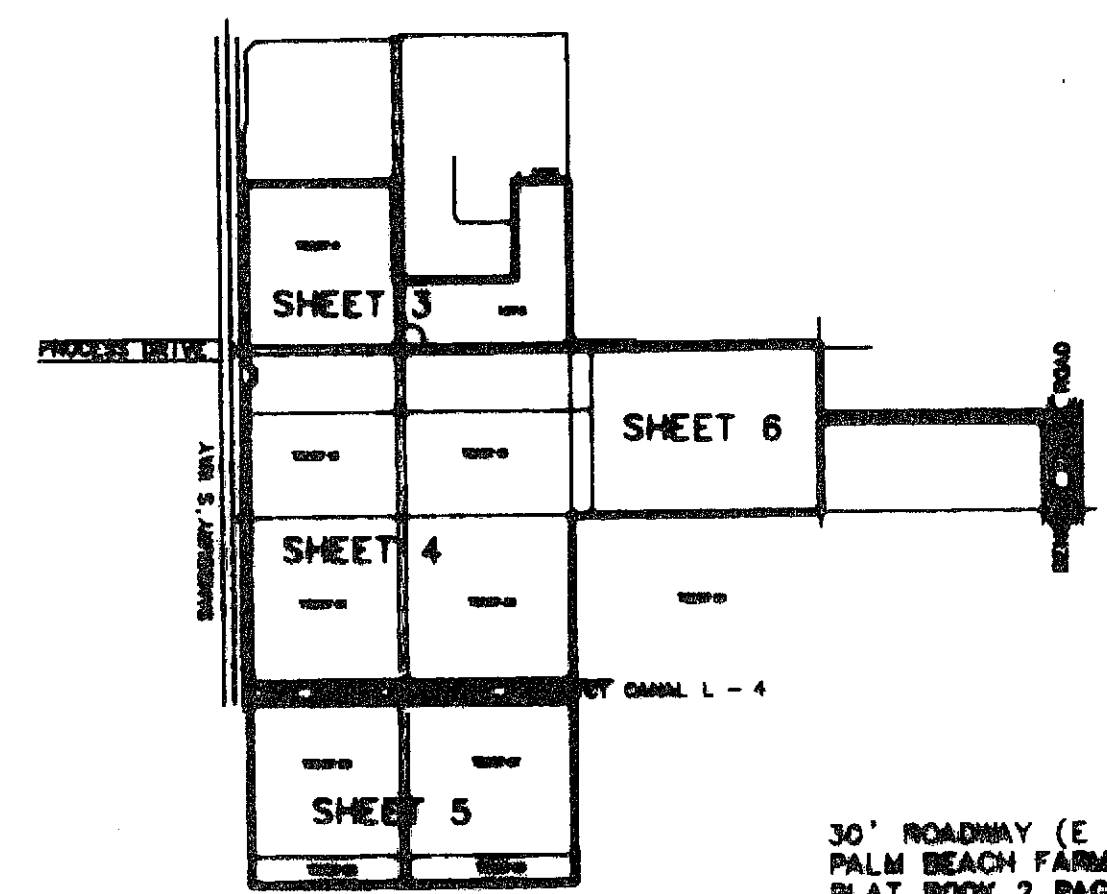
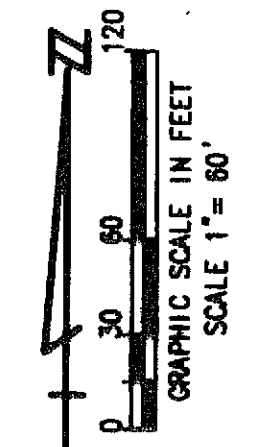


# WEST PALM BEACH AUTO AUCTION, M.U.P.D. REPLAT NO. 1

BEING A REPLAT OF ALL OF TRACTS A AND B, WEST PALM BEACH AUTO AUCTION M.U.P.D., PLAT BOOK 111, PAGES 80 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 27, 28, 33, 34 AND THAT CERTAIN 30 FOOT ROADWAY LYING BETWEEN TRACTS 27 AND 28 AND BETWEEN TRACTS 33 AND 34, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 42 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
JANUARY 2010 SHEET 6 OF 6

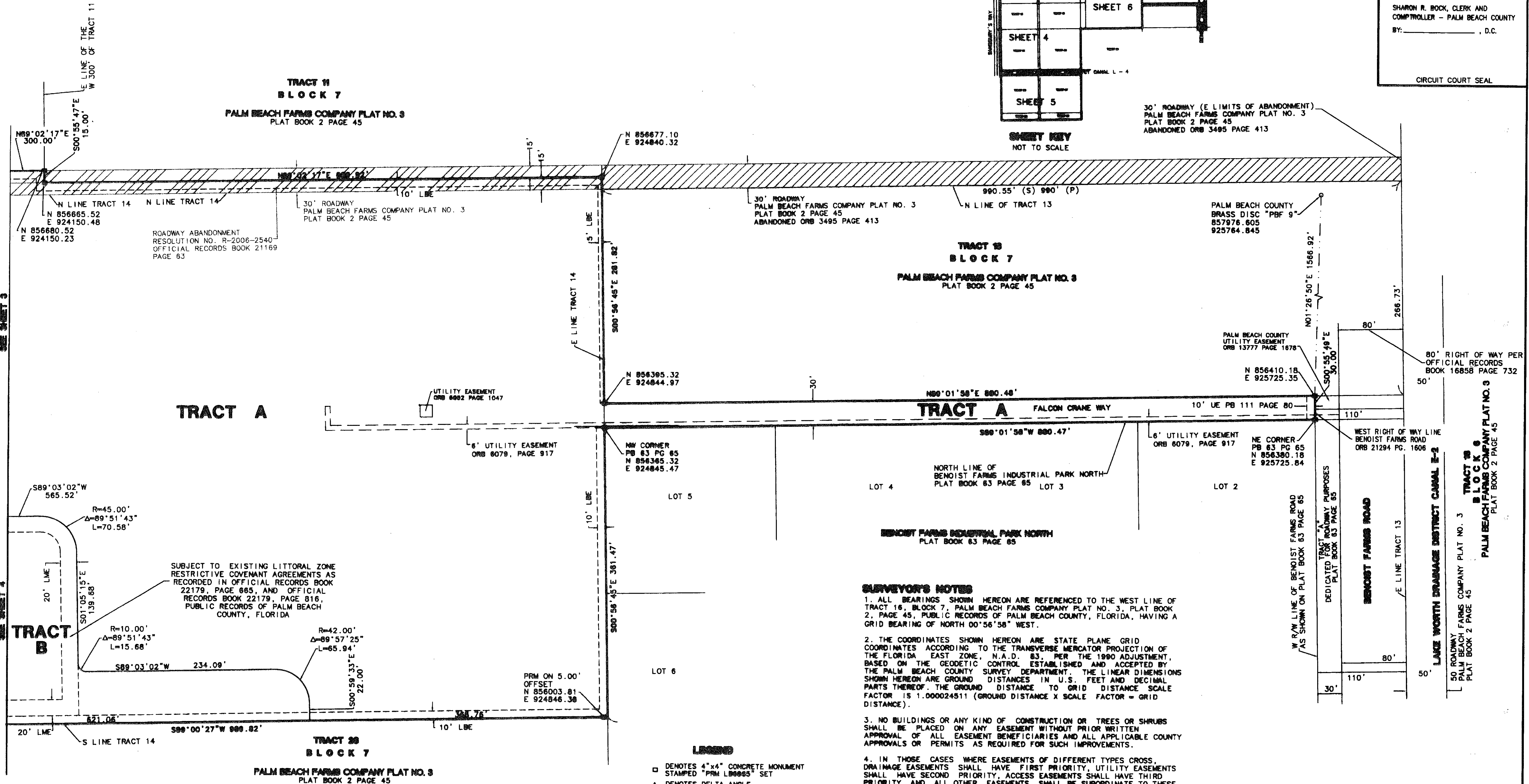
# 198

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 2010 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
AND \_\_\_\_\_  
SHARON R. BOCK, CLERK AND  
COMPTROLLER - PALM BEACH COUNTY  
BY: \_\_\_\_\_, D.C.



SHEET KEY  
NOT TO SCALE

30' ROADWAY (E LIMITS OF ABANDONMENT)  
PALM BEACH FARMS COMPANY PLAT NO. 3  
PLAT BOOK 2 PAGE 45  
ABANDONED ORB 3495 PAGE 413



ROADWAY ABANDONMENT  
RESOLUTION NO. R-2008-2540  
OFFICIAL RECORDS BOOK 21169  
PAGE 63

SUBJECT TO EXISTING LITTORAL ZONE  
RESTRICTIVE COVENANT AGREEMENTS AS  
RECORDED IN OFFICIAL RECORDS BOOK  
22179, PAGE 885, AND OFFICIAL  
RECORDS BOOK 22179, PAGE 816,  
PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF TRACT 16, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 00°56'58" WEST.
2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
3. 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 IMPROVEMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

- ### LEGEND
- DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM L18995" SET
  - Δ DENOTES DELTA ANGLE
  - R CURVE RADIUS LENGTH
  - L CURVE ARC LENGTH
  - LME LAKE MAINTENANCE EASEMENT
  - UE UTILITY EASEMENT
  - LAE LIMITED ACCESS EASEMENT
  - LBE LANDSCAPE BUFFER EASEMENT
  - PRM PERMANENT REFERENCE MONUMENT
  - PB PLAT BOOK

THIS INSTRUMENT WAS PREPARED BY  
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 004676  
TIMOTHY M. SMITH LAND SURVEYING, INC.  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
(561) 802-8160

80' RIGHT OF WAY PER  
OFFICIAL RECORDS  
BOOK 16858 PAGE 732

80' UTILITY EASEMENT  
ORB 13777 PAGE 1678

80' UTILITY EASEMENT  
ORB 8079, PAGE 917

NE CORNER  
PB 63 PG 65  
N 856380.18  
E 925725.84

WEST RIGHT OF WAY LINE  
BENOIST FARMS ROAD  
ORB 21284 PG. 1606

W/R/W LINE OF BENOIST FARMS ROAD  
AS SHOWN ON PLAT BOOK 63 PAGE 65

DEDICATED FOR ROADWAY PURPOSES  
TRACT A  
PLAT BOOK 63 PAGE 65

BENOIST FARMS ROAD

E LINE TRACT 13

LAKE WORTH DRAINAGE DISTRICT CANAL E-2

50' ROADWAY  
PLAT BOOK 2 PAGE 45

TRACT 18  
BLOCK 6  
PALM BEACH FARMS COMPANY PLAT NO. 3  
PLAT BOOK 2 PAGE 45