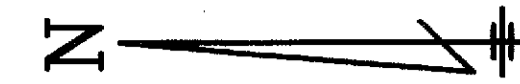
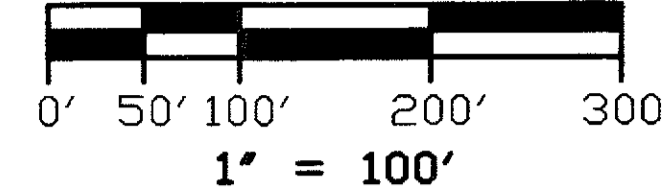


# WESTERN PLAZA M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACTS 21 AND 22, BLOCK 8, TRACTS 5 AND 6, BLOCK 10, A PORTION OF THE 50.00 FOOT ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN BLOCKS 8 AND 10, A PORTION OF THE 60.00 FOOT CANAL RESERVATION AND THE 25.00 FOOT ROAD RESERVATION LYING WEST OF SAID BLOCKS 8 AND 10 IN THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST.



GRAPHIC SCALE

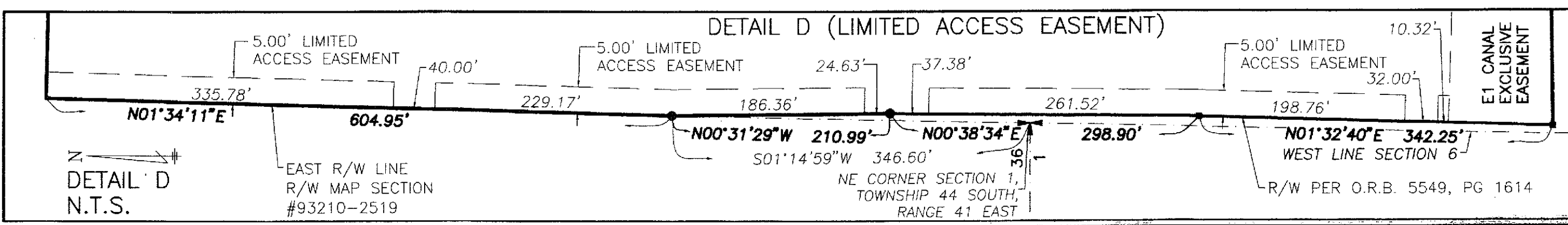
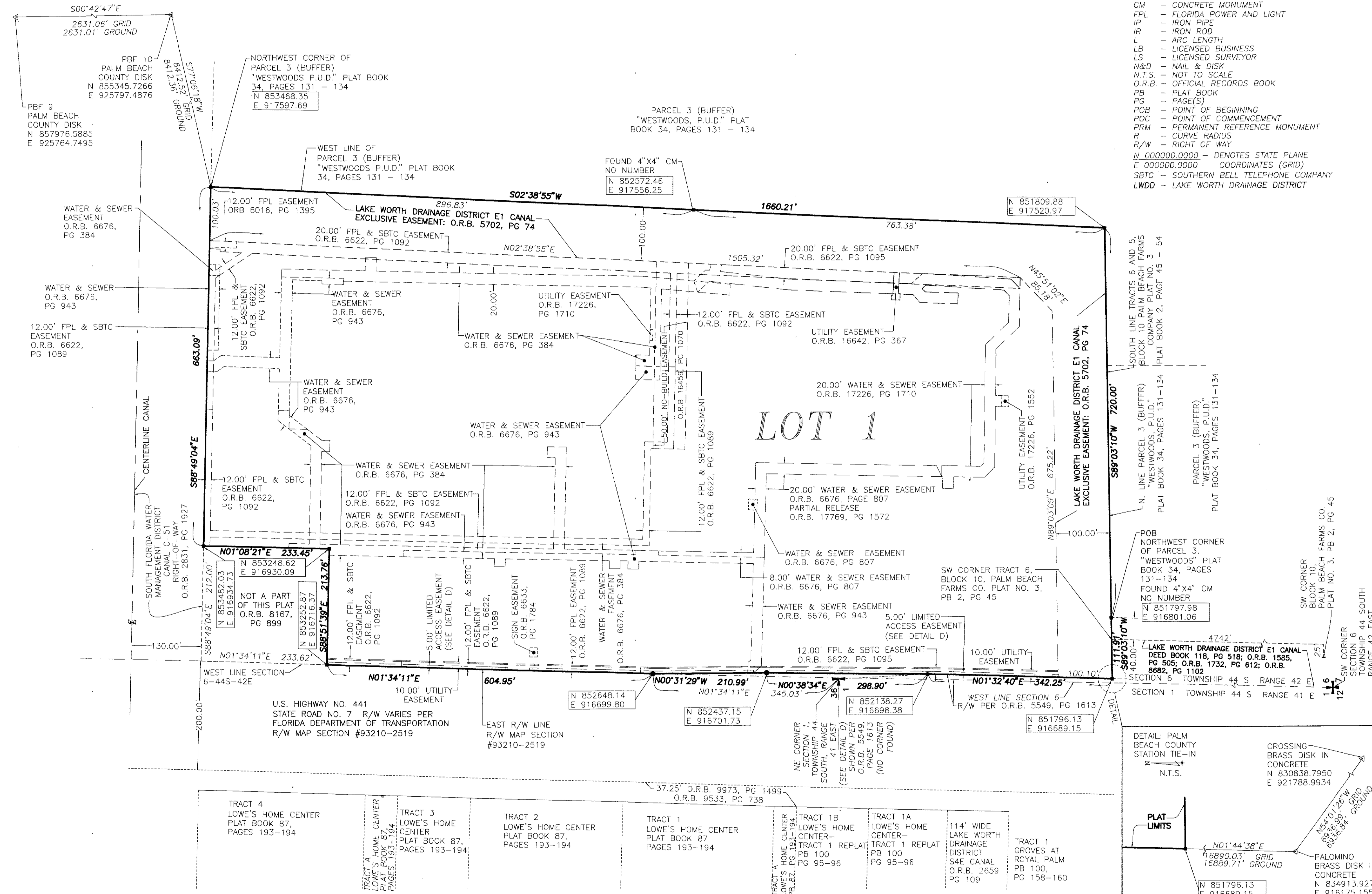


### ABBREVIATIONS

- ⊕ - CENTERLINE SYMBOL
  - ∠ - CENTRAL ANGLE
  - CM - CONCRETE MONUMENT
  - FPL - FLORIDA POWER AND LIGHT
  - IP - IRON PIPE
  - IR - IRON ROD
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LS - LICENSED SURVEYOR
  - N&D - NAIL & DISK
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORDS BOOK
  - PB - PLAT BOOK
  - PG - PAGE(S)
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - PRM - PERMANENT REFERENCE MONUMENT
  - R - CURVE RADIUS
  - R/W - RIGHT OF WAY
- N 000000.0000 - DENOTES STATE PLANE COORDINATES (GRID)  
 E 000000.0000 - DENOTES STATE PLANE COORDINATES (GRID)  
 SBTC - SOUTHERN BELL TELEPHONE COMPANY  
 LWDD - LAKE WORTH DRAINAGE DISTRICT

### SURVEYOR NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998. SOUTH LINE TRACTS 6 AND 5, BLOCK 10 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2, PAGE 45 THROUGH 54 BEING: 589°03'10"W.
2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.  
 ● - DENOTES A PERMANENT REFERENCE MONUMENT, NAIL AND DISK MARKED "PRM LB 4475" UNLESS OTHERWISE NOTED
3. 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.
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPEAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. COORDINATES SHOWN ARE GRID COORDINATES DATUM, NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998. ZONE: FLORIDA EAST  
 LINEAR UNIT: U.S. SURVEY FOOT  
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES SHOWN ARE GROUND  
 SCALE FACTOR: 1.0000191  
 PLAT BEARING = GRID BEARING
6. WESTERN PLAZA M.U.P.D. IS SUBJECT TO TERMS AND CONDITIONS OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED AND MODIFIED BY THE FOLLOWING RECORDED DOCUMENTS:  
 RECORDED DECEMBER 7, 1989 IN OFFICIAL RECORDS BOOK 6284, PAGE 1519, AS AMENDED BY FIRST MODIFICATION RECORDED MAY 3, 1990 IN OFFICIAL RECORDS BOOK 6441, PAGE 465, SECOND MODIFICATION RECORDED NOVEMBER 8, 1990 IN OFFICIAL RECORDS BOOK 6638, PAGE 758, THIRD MODIFICATION RECORDED FEBRUARY 20, 1991 IN OFFICIAL RECORDS BOOK 6733, PAGE 1777, RE-RECORDED IN OFFICIAL RECORDS BOOK 6749, PAGE 1194, RE-RECORDED IN OFFICIAL RECORDS BOOK 7019, PAGE 1639, FOURTH MODIFICATION RECORDED JULY 15, 1993 IN OFFICIAL RECORDS BOOK 7799, PAGE 875 AND FIFTH MODIFICATION RECORDED FEBRUARY 6, 2003 IN OFFICIAL RECORDS BOOK 14765, PAGE 1913, ALL BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. THE 50 FOOT ROAD, DIKE AND DITCH RESERVATION SHOWN ON THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2 PAGE 45, LYING BETWEEN BLOCK 8 AND BLOCK 10 IS VACATED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY RESOLUTION R-78-209 AS RECORDED IN OFFICIAL RECORDS BOOK 2831, PAGE 1620 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. THE 25 FOOT ROAD RESERVATION WEST OF AND ADJACENT TO BLOCK 8 AND BLOCK 10, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGE 45 THROUGH 54, ABANDONED PER OFFICIAL RECORDS BOOK 6739, PAGE 1066 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. THIS PLAT IS MADE PURSUANT TO ARTICLE 11 OF THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE - ORDINANCE 2002-067, AND IS NOT TO BE USED FOR CONVEYANCE OF THE LAND DESCRIBED HEREON.



THIS INSTRUMENT WAS PREPARED BY  
 JAMES D. BRAY P.S.M. 6507

**ACCURIGHT SURVEYS**  
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