5000-400 McDONALD'S AT MILITARY TRAIL PREPARED BY: FORTIN, LEAVY, SKILES, INC. A REPLAT OF A PORTION OF LOT 5, BLOCK 4, PALM BEACH PLANTATIONS, AS RECORDED IN PLAT BOOK 10 AT CONSULTING ENGINEERS & SURVEYORS AND MAPPERS PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE SOUTHWEST 1/4. 180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA. PH.: 305-653-4493 / FAX: 305-651-7152 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA O.N.: 120016 / AUTOCAD NO.: 120016-P.DWG / SURVEY: 2011-108 STATE OF FLORIDA SS JULY 2012 PRINTED: 8/6/12 - FIELD BOOK: 514/19 RLL COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF RECORDED IN PLAT BOOK NO. _ THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE ON PAGES _____ AND __ SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON CENTER OF SECTION 1-44-42 SHARON R. BOCK CLERK AND COMPTROLLER THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EAST 1/4 CORNER OF SECTION 1-44-42 FOUND PALM BEACH N 850220.864 E 946029.793 BRASS MONUMENT NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1 STAMPED 1|6 TOWNSHIP 44 SOUTH, RANGE 42 EAST N 850167.520 E 948701.880 SHEET 2 OF 2 N89°34'17"E NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1. TOWNSHIP 44 SOUTH, RANGE 42 EAST LOT 119 GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.7' ADDITIONAL R/W PER -7' ADDITIONAL R/W PER O.R.B. 3640, PAGE 1984 O.R.B. 2830, PAGE 1468 LEGEND: 53.00' R/W 53.00' R/W = DENOTES 4"x4" CONCRETE MONUMENT WITH MAG SKY RANCH PER ROAD PLAT BOOK 3, PAGE 75 NAIL IN BRASS DISK STAMPED "PRM LB 3653" PLAT BOOK 21, PAGE 64 DENOTES BRASS MONUMENT LOT 120 60.00' R/W 60.00' R/W Y = DENOTES CENTER LINE LOT 116 LOT 115 LOT 117 O.R.B. = DENOTES OFFICIAL RECORDS BOOK LOT 118 -10' UTILITY EASEMENT PER POINT OF BEGINNING SET P.R.M. LB 3653 \pm = DENOTES MORE OR LESS O.R.B. 4686, PAGE 1258 5' EASEMENT PER SET P.R.M. LB 3653 N 848580.237 R/W = DENOTES RIGHT-OF-WAYN 848585.973 E 946041.989 P.B. = DENOTES PLAT BOOK PG. = DENOTES PAGE N89°34'17"E P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT 7 € S89°34'17"W 53.00' LB = DENOTES LICENSED BUSINESS I.D. = DENOTES IDENTIFICATION 2 gl LEGAL = DENOTES LEGAL DESCRIPTION -LIMITS OF PLAT 6' FLORIDA POWER & LIGHT COMPANY EASEMENT PER O.R.B. 1587 PAGE 218 & O.R.B. 5089, PAGE 1802 **SURVEYOR'S NOTES:** 1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NO0°05'37"W FOR THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL, LOT 5, BLOCK 4 STATE ROAD No. 809. PALM BEACH PLANTATIONS PLAT BOOK 10. PAGE 20 2. 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. 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED. . COORDINATES SHOWN HEREON ARE GRID DATUM = NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE UTILITY EASEMENT PER CLERKS FILE #77-98156 -SET SPIKE IN TRANSVERSE MERCATOR PROJECTION O.R.B. 2717 PAGE 1006 & CLERKS FILE **BRASS DISK** PER ROAD PLAT BOOK 3, PAGE 75 #77-98157 O.R.B. 2717 PAGE 1012 STAMPED PRM LB 3653 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. -LIMITS OF PLAT N 848431.288 SCALE FACTOR = 1.0000385300.00 S89°34'17"W E 946338.226 S89°34'17"W 53.00' GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE 60.00' R/W SET P.R.M. LB 3653 LOT 5, BLOCK 4 $N00^{\circ}05'37"W (PLAT_BEARING) = 1^{\circ}31'26"$ PER O.R.B. 3207, PAGE 1380 N 848437.023 CLOCKWISE PALM BEACH PLANTATIONS NO1°25'49"E (GRID BEARING) BEARING ROTATION PLAT BOOK 10, PAGE 20 (PLAT TO GRID) SOUTHEAST CORNER OF SECTION 1-44-42-SOUTH 1/4 CORNER-OF SECTION 1-44-42 FOUND PALM BEACH COUNTY N 848437.02 = DENOTES NORTHING AND BRASS MONUMENT STAMPED "JOT" FOUND NAIL & DISK E 946038.27 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1. EASTING COORDINATES LB I.D. NOT LEGIBLE (N18°50'21"W 43.74') OF SE CORNER ├── 7' ADDITIONAL R/W PER TOWNSHIP 44 SOUTH, RANGE 42 EAST N 847545.916 O.R.B. 2825, PAGE 43 -COMMON LINE BETWEEN EXISTING PLAT AND REPLAT N 847552.724 E 948619.099 E 945963.170 OR LINE REFERENCED IN BEARING BASE NOTE IS THE 2670.39' EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL.