WOODBRIDGE PLAZA REPLAT THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC. BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, PLAT OF WOODBRIDGE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA SHEET 4 BOCA RATON, FLORIDA 33434 - (561)392-1991 NOVEMBER - 2012 PARCEL A STATE OF FLORIDA SURVEY NOTES: COUNTY OF PALM BEACH SHEET 3 NORTH THIS PLAT WAS FILED FOR 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT RECORD AT _____ M.
THIS ____ DAY OF ___
A.D. 201_AND DULY RECORDED **KEY MAP** TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS PARCEL B NOT TO SCALE SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE IN PLAT BOOK _____ ON PAGES ____ AND ____ SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY SHARON R. BOCK LEGEND/ABBREVIATIONS CURRENT CITY OF GREENACRES ZONING REGULATIONS. CLERK AND COMPTROLLER 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR D.E. - DRAINAGE EASEMENT TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT FPL - FLORIDA POWER & LIGHT CO. WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT FOREST HULL BLAD. KSTATE ROAD 8829 BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS L - ARC LENGTH OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. LB - LICENSED BUSINESS 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, DEPUTY CLERK O.R.B. - OFFICIAL RECORD BOOK (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH L.A.E. - LIMITED ACCESS EASEMENT APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. PBCUE - PALM BEACH COUNTY UTILITY EASEMENT 5. BEARINGS ARE RELATIVE TO A GRID BEARING OF N.00°52'38"W. SF - SQUARE FEET ALONG THE WEST LINE OF LOTS 1 AND 2, WOODBRIDGE PLAZA, SHEET 2 OF 4 GRAPHIC SCALE AC - ACRES AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ■ SET PRM - INDICATES 4" X 4" X 24" PERMANENT 6. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC REFERENCE MONUMENT MARKED "PRM LB 3591" FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS SET PCP - INDICATES PERMANENT CONTROL POINT SET NAIL AND DISK MARKED "PCP LB 3591" DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR (IN FEET) DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL 1 INCH = 20 FEETRESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH 7. THE FOLLOWING INSTRUMENTS CONTAIN EASEMENT AGREEMENTS THAT ARE BLANKET IN NATURE AND AFFECT THIS PROPERTY BUT, ARE NOT PLOTTABLE: OFFICIAL RECORD BOOK 4486, PAGE 1384 OFFICIAL RECORD BOOK 4764, PAGE 677 OFFICIAL RECORD BOOK 4863, PAGE 1030 OFFICIAL RECORD BOOK 9052, PAGE 315 OFFICIAL RECORD BOOK 9052, PAGE 326 MATCH LINE SHEET 3 OF 4 52.00' ₹S8919'33"W 27.75 345 342 N8919'33"E NOT INCLUDED LINE OF DRAWING 74, PAGE LOT 3 PARCEL B WOODBRIDGE PLAZA (PLAT BOOK 50, PAGES 118-119) 51,923 SF S00'40'27"E S82'23'00"W N01'01'48"W 5.71' S88'58'12"W / 12.00' N89'07'22"E S43'58'12"W S66'28'12"W 12.61' 7 14.86' 13.69 \$88'58'12"W 65.99' 501'01'48"E 10' UTILITY EASEMENT (PLAT BOOK 50, PAGES 118-119) 52.00' —— 10' FPL EASEMENT , (O.R.B. 4584, PAGE 1071) 5' LIMITED ACCESS EASEMENT (PLAT BOOK 50, PAGES 118-119) MASS TRANSIT 200.59' (OVERALL PARCEL B) S88'58'12"W 230.55' (OVERALL) S88'58'12"W N. RIGHT-OF-WAY LINE OF FOREST HILL BLVD.— (PLAT BOOK 50, PAGES 118-119) S.E. CORNER OF LOT 1 POINT OF BEGINNING— S.W. CORNER OF LOT 2 N01°01'48"W___ 7.25' WOODBRIDGE PLAZA EASEMENT LIMIT OF PLAT-(PLAT BOOK 50, PAGES 118-119) N. RIGHT-OF-WAY LINE OF FOREST HILL BLVD.— (PLAT BOOK 50, PAGES 118-119) WOODBRIDGE PLAZA FOUND MAG NAIL AND DISC (PLAT BOOK 50, PAGES 118-119) SET NAIL AND DISK MARKED PRM LB3591 FOREST HILL BLVD. (STATE ROAD 882) FOREST HILL BLVD. (STATE ROAD 882) RIGHT-OF-WAY WIDTH VARIES 258.93' RIGHT-OF-WAY WIDTH VARIES