WOODBRIDGE PLAZA REPLAT THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, PLAT OF WOODBRIDGE PLAZA, ACCORDING TO THE PLAT THEREOF, CAULFIELD and WHEELER, INC. AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHEET 4 SURVEYORS - ENGINEERS - PLANNERS LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 /PARCEL/K NOVEMBER - 2012 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR SHEET 3 SURVEY NOTES: RECORD AT _____ M.
THIS ___ DAY OF ___
A.D. 201_AND DULY RECORDED KEY MAP 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE NOT TO SCALE PARCEL B EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS IN PLAT BOOK _____ ON PAGES ____ AND ____ SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING SHARON R. BOCK DETERMINED BY USE RIGHTS GRANTED. CLERK AND COMPTROLLER 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY LEGEND/ABBREVIATIONS CURRENT CITY OF GREENACRES ZONING REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR FOREST HILL BLVD. (STATE ROAD 882) 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 L - ARC LENGTH BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS DEPUTY CLERK LB - LICENSED BUSINESS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. O.R.B. - OFFICIAL RECORD BOOK 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (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 SHEET 4 OF 4 5. BEARINGS ARE RELATIVE TO A GRID BEARING OF N.00°52'38"W. SF - SQUARE FEET GRAPHIC SCALE ALONG THE WEST LINE OF LOTS 1 AND 2, WOODBRIDGE PLAZA, 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 REFERENCE MONUMENT MARKED "PRM LB 3591" 6. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC 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 (IN FEET) SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR 1 INCH = 20 FEET 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. 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 TRACT 25, BLOCK 14 PALM BEACH FARMS CO.PLAT NO.3 (PLAT BOOK 2, PAGES 45-54) SET PRM 459.71 LB3591 NORTH LINE OF LOT 1 UTILITY EASEMENT. S89'37'15"W 42.29' LIMIT OF PLAT (OVERALL) -N.W. CORNER OF LOT 1 (PLAT BOOK 50, PAGES 118-119) (O.R.B. 17535, PAGE 131 WOODBRIDGE PLAZA (PLAT BOOK 50, PAGES 118-119) N88'58'12"E 122.73 S01°01'48"E SET PRM LB3591 5' L.A.E-S49'11'06"W 295.00' N49*11'06"E 32.22' 43.84' 443.68'(OVERALL) N89*07'22"E 35.52" 125.67 N89'07'22"E -20' PBCUE -S00'52'38"E N89°07'22"E N88'04'32"W ATER MANAGEMENT TRACT
OLIVE TREE-PARCEL 5D
(PLAT BOOK 76, PAGES 127-130) W. LINE OF LOTS 1 AND 2-(PLAT BOOK 50, PAGES 118-11 (BEARING BASIS) PARCEL A 180,887 SF 4.1526 AC S61'30'38"E 3.57'— N28'29'22"E 4.04'—— MATCH LINE SHEET 3 OF 4