

THIS INSTRUMENT PREPARED BY  
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 OF  
**CAULFIELD and WHEELER, INC.**  
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 NOVEMBER - 2012

# WOODBIDGE PLAZA REPLAT

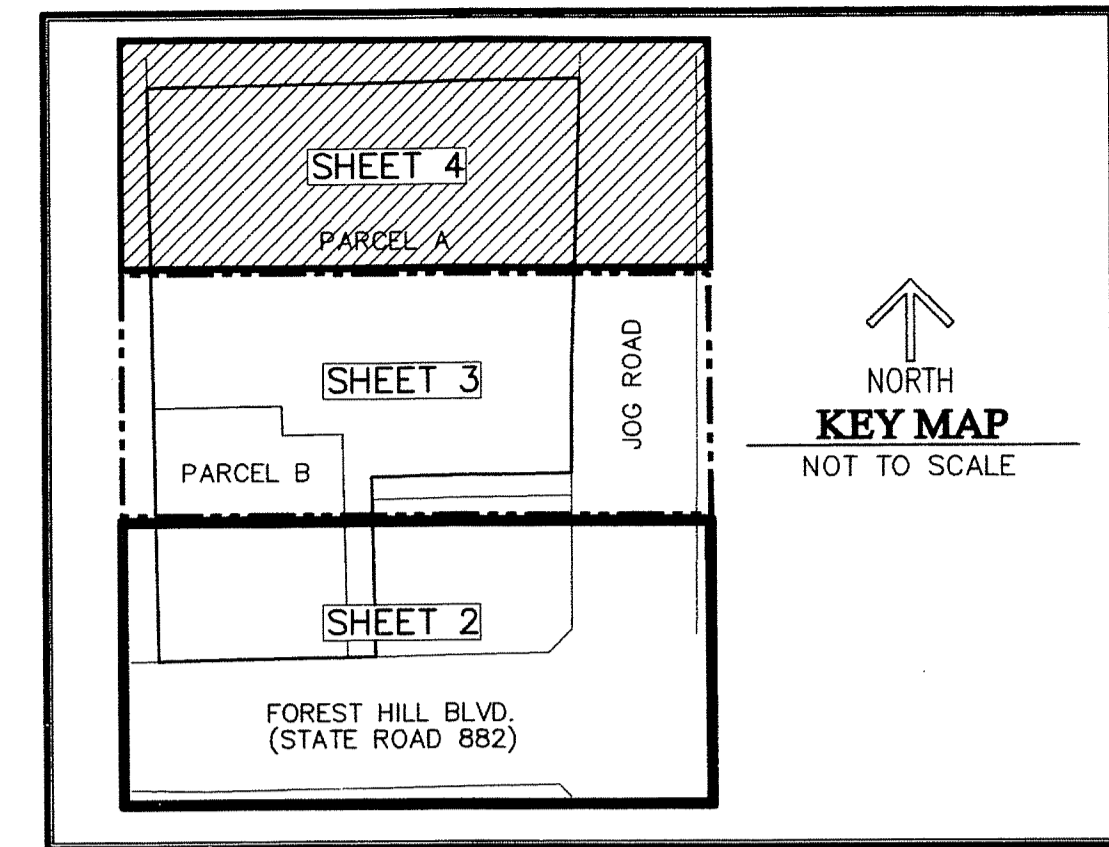
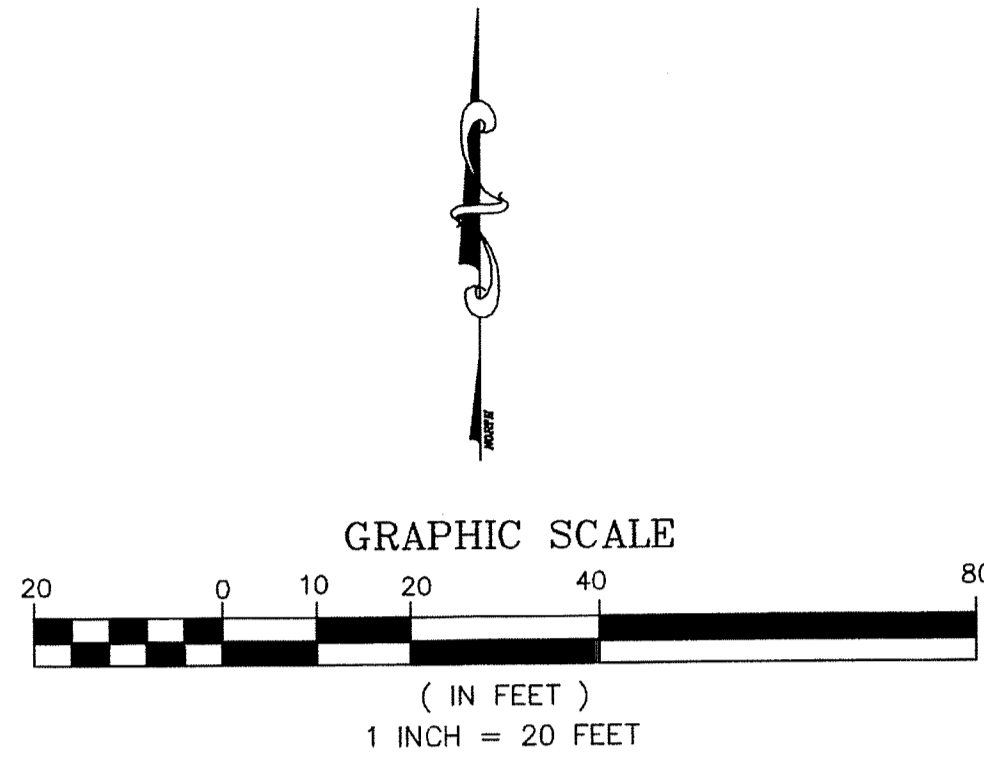
BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, PLAT OF WOODBRIDGE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

**SURVEY NOTES:**

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF N.00°52'38"W. ALONG THE WEST LINE OF LOTS 1 AND 2, WOODBRIDGE PLAZA, AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR 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.
- 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

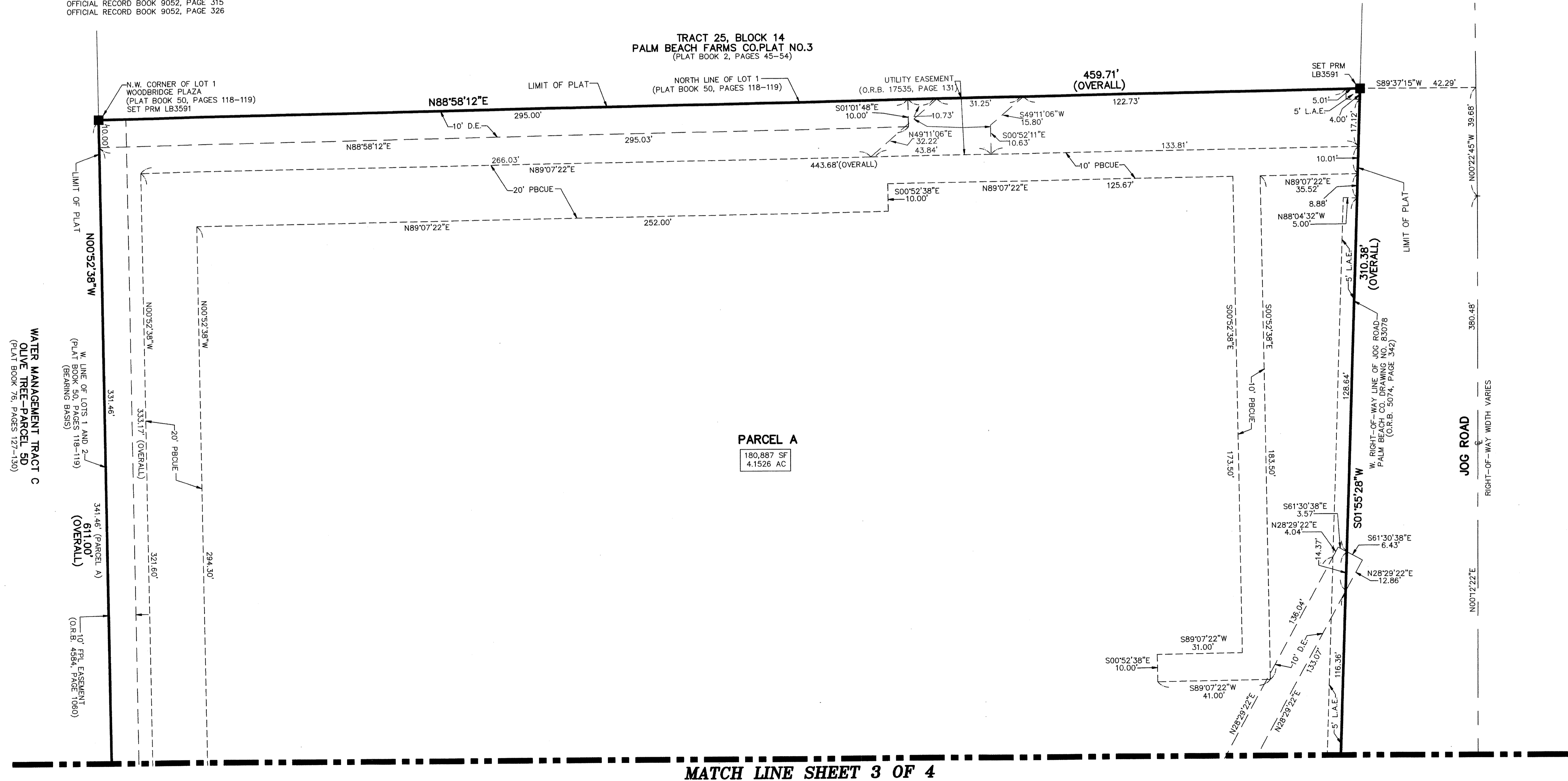
**LEGEND/ABBREVIATIONS**

- D.E. - DRAINAGE EASEMENT
- FPL - FLORIDA POWER & LIGHT CO.
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORD BOOK
- L.A.E. - LIMITED ACCESS EASEMENT
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- SF - SQUARE FEET
- AC - ACRES
- CL - CENTERLINE
- SET PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED "PRM LB 3591"
- SET PCP - INDICATES PERMANENT CONTROL POINT SET NAIL AND DISK MARKED "PCP LB 3591"



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 201\_\_ AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 SHARON R. BOCK  
 CLERK AND COMPTROLLER  
 BY: \_\_\_\_\_  
 DEPUTY CLERK

**SHEET 4 OF 4**



MATCH LINE SHEET 3 OF 4