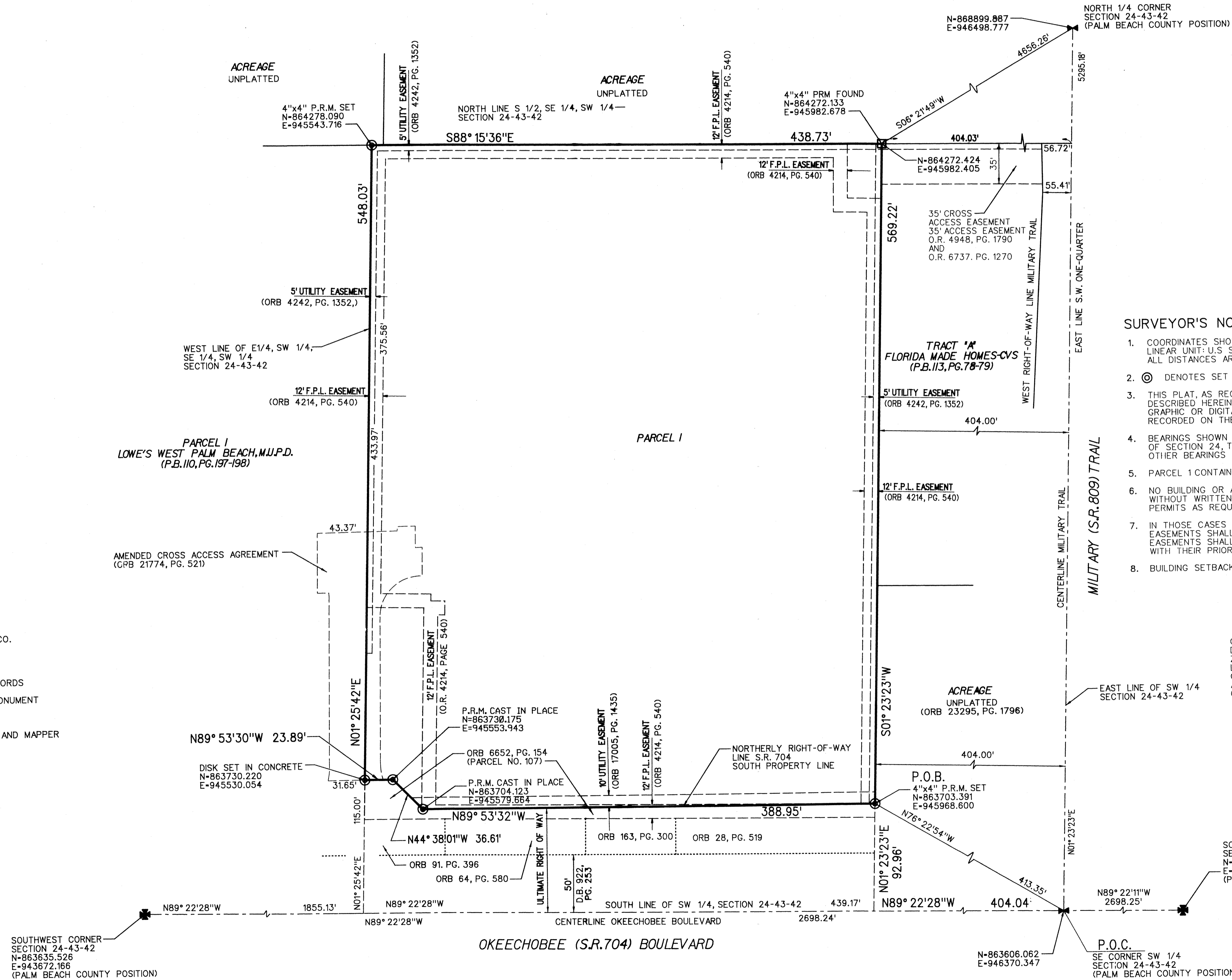
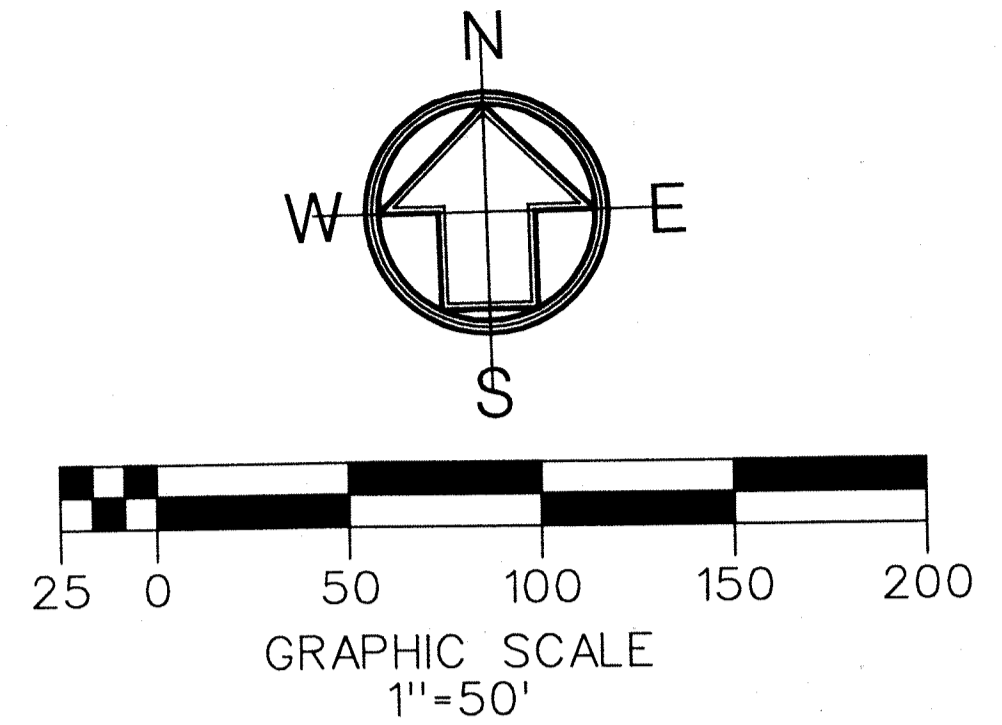


EMPORIUM SHOPPES

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI, P.S.M.
VIC-SCOTT LAND SURVEYING & MAPPING
7041 W. COMMERCIAL BOULEVARD, SUITE 6C, TAMARAC, FLORIDA 33319



SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID COORDINATES, DATUM: NAD '83 (1990 ADJUSTMENT), ZONE: FLORIDA EAST, LINEAR UNIT: U.S. SURVEY FOOT, COORDINATE SYSTEM: UNIVERSAL TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND DISTANCES, SCALE FACTOR: 1.000037736, NO ROTATION GROUND TO GRID.
- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5108.
- 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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF N89° 22'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO UNLESS OTHERWISE NOTED.
- PARCEL 1 CONTAINS: 249,929 SF, 5.74 ACRES, MORE OR LESS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DEAN: SE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

ABBREVIATIONS:

- F.P.L. - FLORIDA POWER & LIGHT CO.
- LB - LICENCED BUSINESS
- (M) - MEASURED
- NO. - NUMBER
- ORB - OFFICIAL RECORD BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- PG. - PAGE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- SS - SIGNED AND SEALED
- SF - SQUARE FEET
- S.R. - STATE ROAD

COORDINATES SHOWN ARE GRID.
DATUM - NAD 83, 1990 ADJUSTMENT.
ZONE - FLORIDA EAST
LINEAR UNITS - U.S. SURVEY FOOT
COORDINATE SYSTEM- 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND. PROJECT SCALE FACTOR = (1.000037736)
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



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