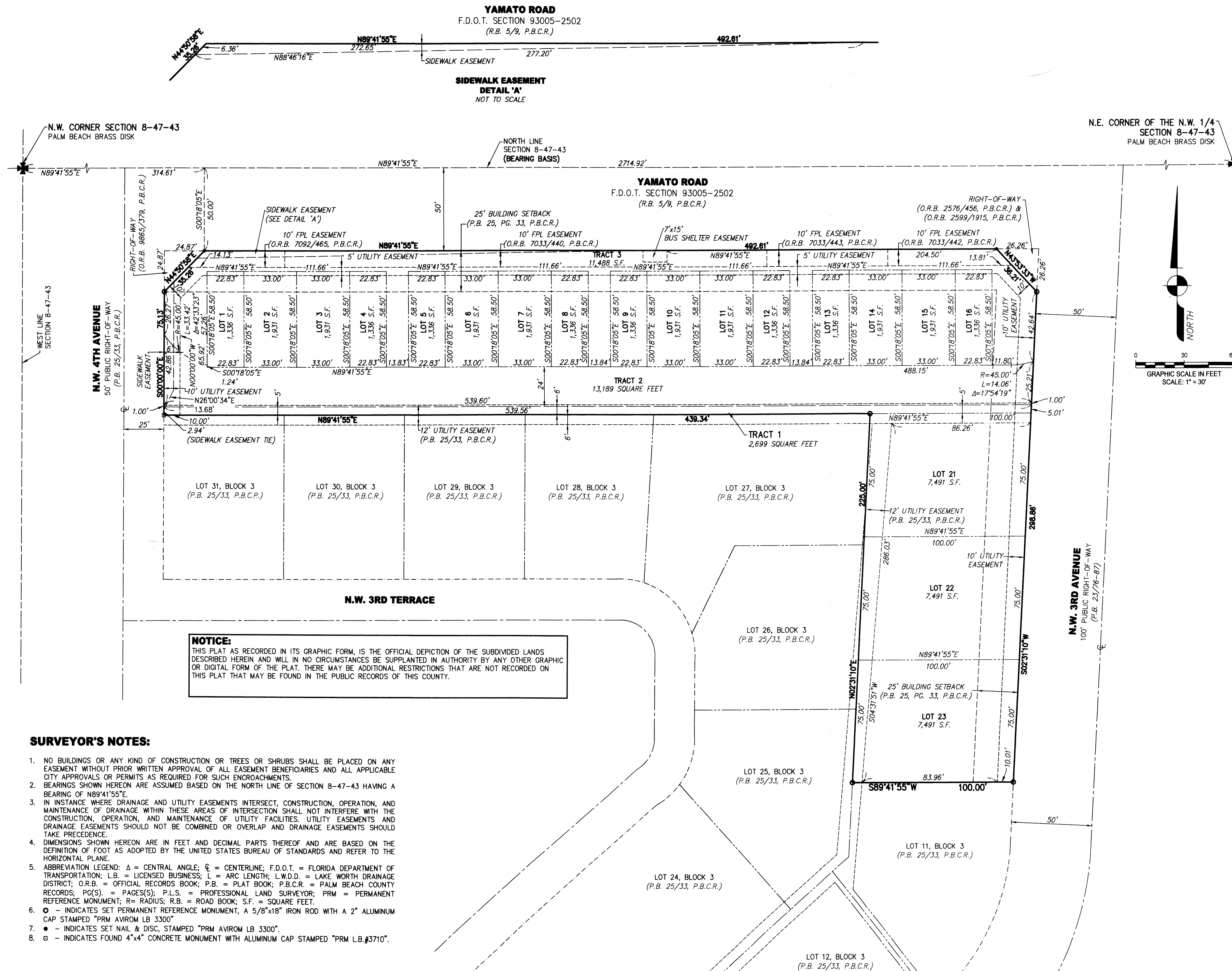


THIS INSTRUMENT WAS PREPARED BY:
 JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 NOVEMBER 2021

YAMATO VILLAS

BEING A REPLAT OF LOTS 1 THROUGH 10, BLOCK 3, UNIVERSITY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 33, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

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TABULAR DATA		
TRACT 1	2,699 SQUARE FEET	0.062 ACRES
TRACT 2	13,189 SQUARE FEET	0.303 ACRES
TRACT 3	11,488 SQUARE FEET	0.264 ACRES
LOTS	48,600 SQUARE FEET	1.115 ACRES
TOTAL AREA OF PLAT	75,976 SQUARE FEET	1.744 ACRES

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 THIS COUNTY.

- SURVEYOR'S NOTES:**
- 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH LINE OF SECTION 8-47-43 HAVING A BEARING OF N89°41'55"E.
 - IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOULD NOT BE COMBINED OR OVERLAP AND DRAINAGE EASEMENTS SHOULD TAKE PRECEDENCE.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
 - ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; L.B. = LICENSED BUSINESS; L = ARC LENGTH; L.W.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG(S) = PAGE(S); P.L.S. = PROFESSIONAL LAND SURVEYOR; PRM = PERMANENT REFERENCE MONUMENT; R = RADIUS; R.B. = ROAD BOOK; S.F. = SQUARE FEET.
 - - INDICATES SET PERMANENT REFERENCE MONUMENT, A 5/8"x18" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PRM AVIROM LB 3300"
 - - INDICATES SET NAIL & DISC, STAMPED "PRM AVIROM LB 3300".
 - ⊖ - INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "PRM LB.#3710".

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