

MONUMENT SIGNS
B97021689
B97021699

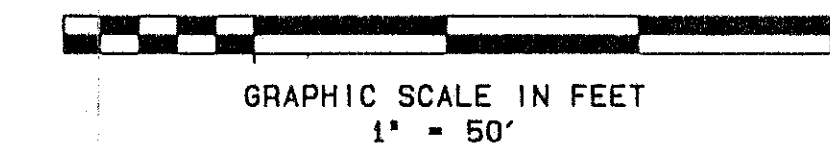
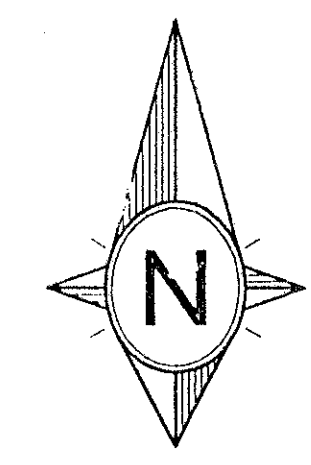
BASE LINE SURVEY
INDIANTOWN ROAD (STATE ROAD 706)
RIGHT OF WAY MAP SECTION 93190-2512
REVISED NOVEMBER 7, 1994

PALM BEACH COUNTY
CONTROL POINT
"ALT TOWN"
(N) 946230.904'
(E) 951578.705'

NORTH LINE OF COMMERCIAL PARCEL
PRIOR TO REPLAT
(PLAT BOOK 47, PAGES 10 & 11)

INDIANTOWN ROAD (STATE ROAD 706)
RIGHT OF WAY MAP SECTION 93190-2512
REVISED NOVEMBER 7, 1994

PALM BEACH COUNTY
CONTROL POINT
"OREG 2"
(N) 946257.427'
(E) 953443.288'



F. E. C. RAILROAD

ALTERNATE A-1-A (STATE ROAD 811)
RIGHT OF WAY MAP SECTION 93090-2519
REVISED JULY 23, 1980

501° 31' 37" W 829.24'

11.68 ACRES

SHOPPING CENTER
(UNPLATTED)

SHOPPES OF JONATHAN'S LANDING

BEING A REPLAT OF A PORTION OF THE COMMERCIAL PARCEL OF JONATHAN'S LANDING PLAT SIX, P. U. D. AS RECORDED IN PLAT BOOK 47, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PART OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA
AUGUST, 1996
SHEET 2 OF 2

Pet 79-230

- LEGEND:**
- P. O. B. = POINT OF BEGINNING
 - P. O. C. = POINT OF COMMENCEMENT
 - = PERMANENT REFERENCE MONUMENT (P. R. M.) LS #4699
 - = FOUND PERMANENT REFERENCE MONUMENT
 - O. R. B. = OFFICIAL RECORDS BOOK
 - S. F. = SQUARE FEET

- NOTES:**
- 1) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE COMMERCIAL PARCEL ACCORDING TO JONATHAN'S LANDING PLAT SIX, P. U. D. AS RECORDED IN PLAT BOOK 47, PAGES 10 AND 11, OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.
 - 2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000414 TO CONVERT TO GRID DISTANCE.
 - 3) COORDINATES SHOWN HEREON ARE BASED UPON DATUM - NAD 83 1990 ADJUSTMENT. ZONE - FLORIDA EAST. LINEAR UNIT - US SURVEY FEET. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
 - 4) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
 - 5) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
 - 6) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
 - 7) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 8) STATE PLANE COORDINATE BEARING ROTATION EQUATION:
N 01° 31' 37" E (PLAT BEARING) 00° 24' 56" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)
N 01° 06' 41" E (GRID BEARING)
 - 9) WHERE LAKE MAINTENANCE EASEMENTS AND LANDSCAPE BUFFERS OVERLAP THERE SHALL BE NO ABOVE GROUND OBSTRUCTIONS OR GRADING FEATURES THAT WOULD CONFLICT WITH REQUIREMENTS APPLICABLE TO THE LAKE MAINTENANCE EASEMENT.

0261-026 78/55

TABULAR INFORMATION
ZONING PETITION No. 74-1958
MASTER PLAN EXHIBIT No. 134
SITE PLANE EXHIBIT No. 141
ZONING DESIGNATION: CG - P. U. D.
LAND USE DESIGNATION: COMMERCIAL
TYPE OF OWNERSHIP: FEE SIMPLE
TOTAL GROSS BUILDING AREA: 85,391 SQUARE FEET.
TOTAL AREA OF PROPERTY: 11.68 ACRES

DAILEY AND ASSOCIATES
LAND SURVEYORS
612 N. ORANGE AVENUE SUITE D-1
JUPITER, FLORIDA 33458
PHONE (407) 746-8424

SUBDIVISION: JONATHAN'S LANDING
PAGE: 2
FLOOD MAP #
ENCLOSURE
DATE: 11/23/96
BY: [Signature]

FOUND
P. R. M. #4198
(0.07' N, 0.02' E)
S. W. CORNER COMMERCIAL PARCEL
PLAT BOOK 47, PAGES 10 & 11
(N) 945371.437'
(E) 951604.310'

BRIDGEGATE NORTH
AT JONATHAN'S LANDING
(PLAT BOOK 68, PAGES 117 & 118)

F. W. 1
(PLAT BOOK 34, PAGES 29-31)

FOUND
P. R. M. #4169
(0.29' S, 0.16' E)
(DISTURBED)
S. E. CORNER COMMERCIAL PARCEL
PLAT BOOK 47, PAGES 10 & 11
(N) 945339.383'
(E) 952199.766'

