

SHERBROOKE CENTER REPLAT, M.U.P.D.

BEING A REPLAT OF TRACTS A, B AND C, SHERBROOKE CENTER, P.C.D.

AS RECORDED IN PLAT BOOK 68, PAGES 125 THROUGH 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ day of _____, 2002, and duly recorded in Plat Book _____, Pages _____, through _____.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: _____

SHEET 2 OF 3

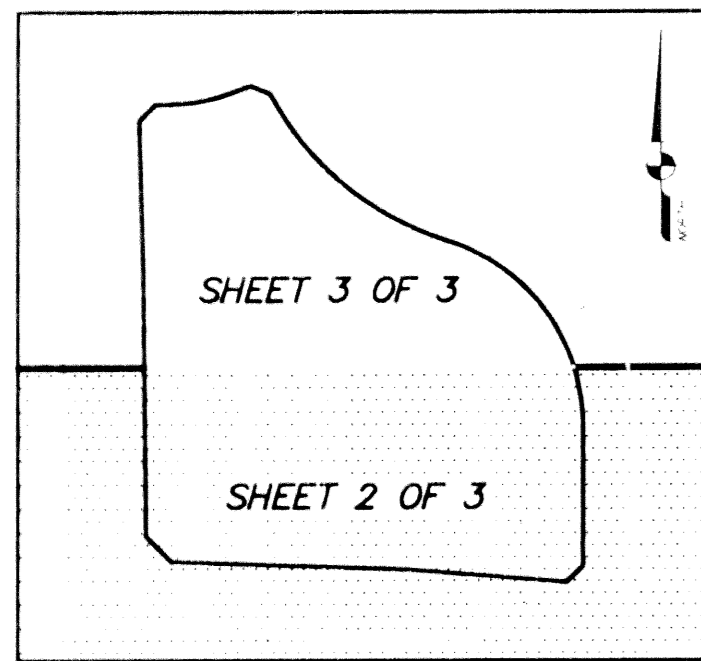
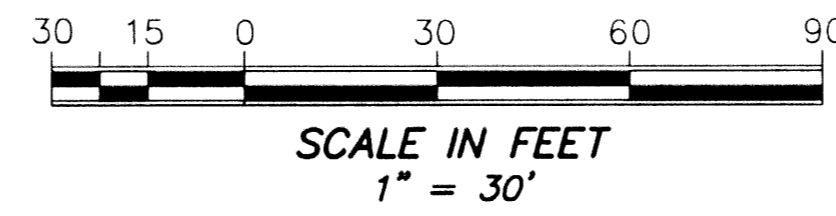
THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 1999

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.

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA, EAST ZONE
COORDINATE SYSTEM = 1983 STATE PLANE -
TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000021909
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

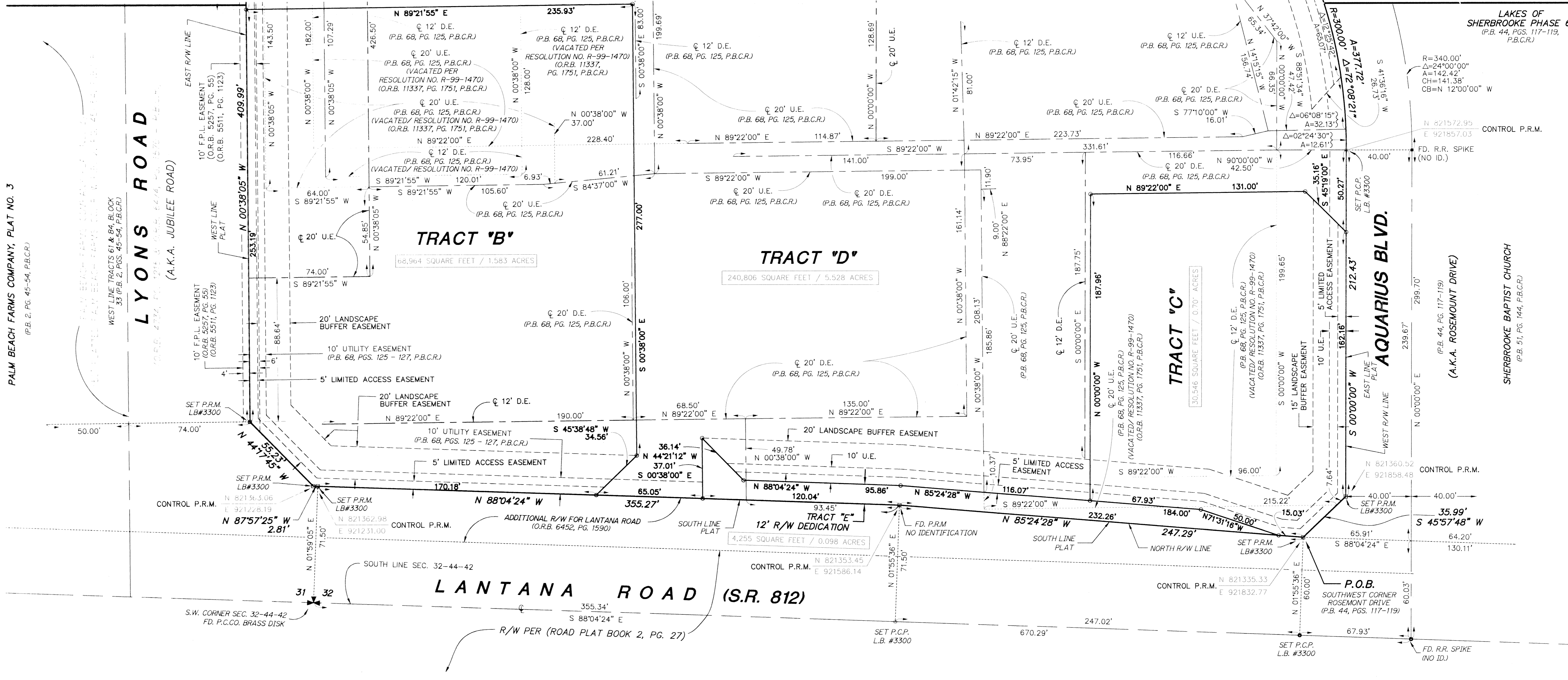
NOTES:

- 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF SHERBROOKE CENTER, P.C.D. BASED ON THE WEST LINE OF AQUARIUS BOULEVARD HAVING A BEARING OF S00°00'00" W.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- 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: A = ARC LENGTH; A.K.A. = ALSO KNOWN AS; C = CENTERLINE; Δ = CENTRAL ANGLE; D.E. = DRAINAGE EASEMENT; FD = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P. = PLAT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; R = RADIUS; R/W = RIGHT-OF-WAY; SEC. = SECTION; U.E. = UTILITY EASEMENT; W/ = WITH; I.R. = IRON ROD; P.C.P. = PERMANENT CONTROL POINT; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; RAD. = RADIAL.



KEY MAP
NOT TO SCALE

MATCH LINE (SEE SHEET 3 OF 3)



PALM BEACH FARMS COMPANY, PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

LAKES OF SHERBROOKE PHASE 6
(P.B. 44, PGS. 117-119, P.B.C.R.)

SHERBROOKE BAPTIST CHURCH
(P.B. 51, PG. 144, P.B.C.R.)

Division Sherbrooke Center
Book 68
Page 57
Flood Map # 1704
Zoning CG/SE
Quad # 410
SE 29 7003
TAX 1005
FUD NAME Sherbrooke Center

SYMBOL LEGEND:
□ INDICATES 4" X 4" PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND OR SET AS NOTED.
○ INDICATES 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300 SET.
● INDICATES A PERMANENT CONTROL POINT (P.C.P.), FOUND OR SET AS NOTED.

N 88°04'24" W (PLAT BEARING)
N 88°27'46" W (GRID BEARING)
00°23'22" = COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)
COMMON LINE BETWEEN EXISTING PLAT AND REPLAT

PALM BEACH FARMS COMPANY, PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
ABERDEEN	N 807488.009	E 933764.534
CHAR-LAKE	N 812340.509	E 935150.869
HAGEN	N 795709.235	E 929474.109

THE SEVEN (7) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

ACREAGE DATA

TRACT A	- 42,712 SQUARE FEET - 0.981 ACRES
TRACT B	- 68,964 SQUARE FEET - 1.583 ACRES
TRACT C	- 30,546 SQUARE FEET - 0.701 ACRES
TRACT D	- 240,806 SQUARE FEET - 5.528 ACRES
TRACT E	- 4,255 SQUARE FEET - 0.098 ACRES
TOTAL	- 387,283 SQUARE FEET - 8.891 ACRES