ECKERD'S - HYPOLUXO

FLORAL PARK

A REPLAT OF A PORTION OF BLOCKS 1 AND 2 AND MASSACHUSETTS DRIVE, "FLORAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 FEBRUARY - 1999

PRM "A" N 814780.01

E 953797.94

S81*45'00"E(GRID)

105.03'(MEASURED GROUND DISTANCE) FND PCP LB4431 FND PCP LB4431 N 814764.9428 N 814791.7760 E 953901.8830 N88°34'13"E(GRID) _A E 954977.0638 1075.56'(MEASURED GROUND DISTANCE) PLAT TIE N.T.S.

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS ____ DAY OF ____
A.D. 2000 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES _____ AND _____.

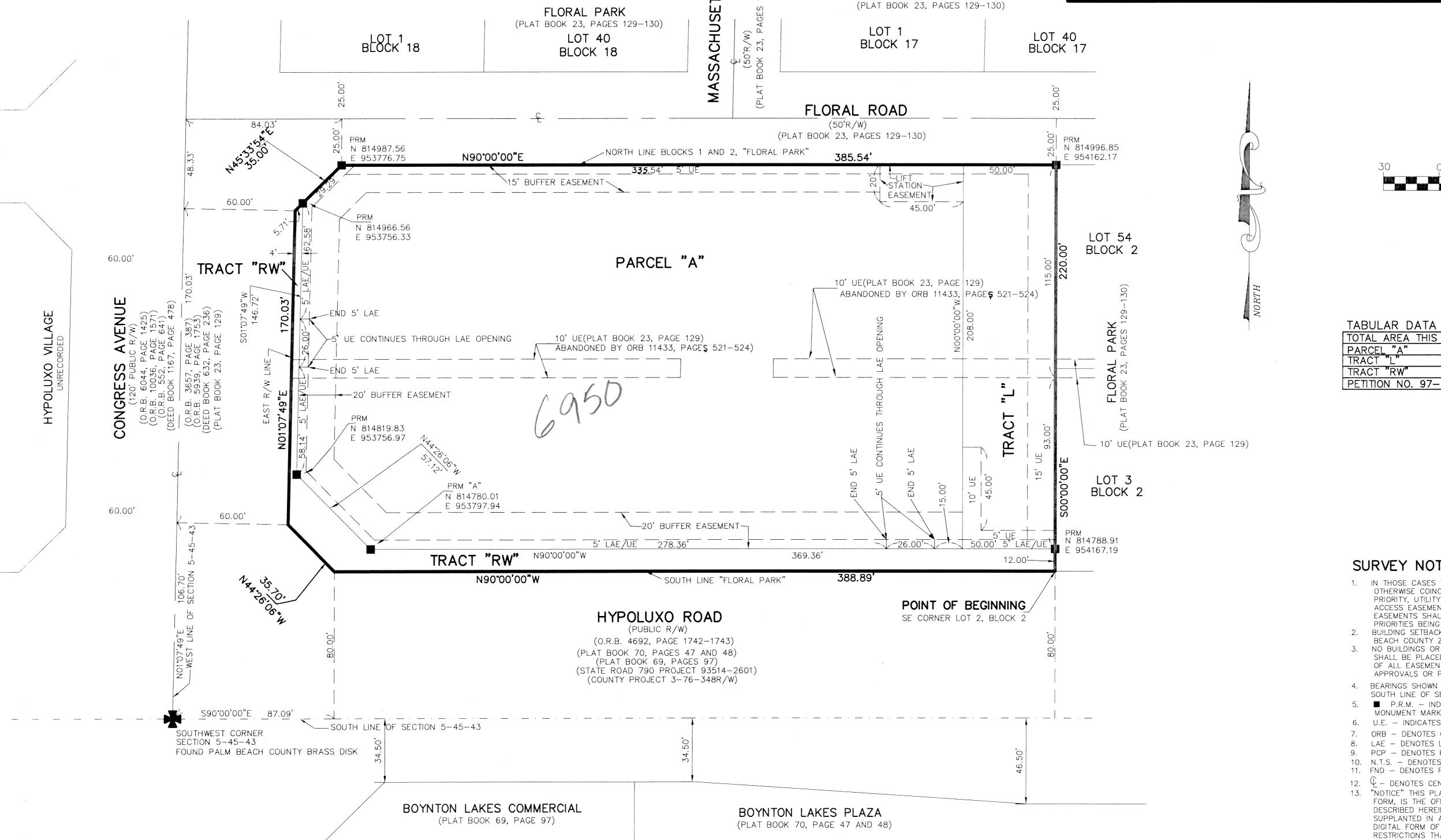
DOROTHY H. WILKEN CLERK CIRCUIT COURT

62

DEPUTY CLERK

SHEET 2 OF 2

120



(IN FEET) 1 inch = 30 ft.

GRAPHIC SCALE

TOTAL AREA THIS PLAT 2.068 ACRES 1.687 ACRES 0.238 ACRES 0.143 ACRES PETITION NO. 97-027

SURVEY NOTES:

- 1. 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.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY 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. 4. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED ON THE SOUTH LINE OF SECTION 5-45-43 BEARING N 90° 00' 00" W.
- 5. P.R.M. INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- 6. U.E. INDICATES UTILITY EASEMENT. 7. ORB - DENOTES OFFICIAL RECORDS BOOK 8. LAE - DENOTES LIMITED ACCESS EASEMENT 9. PCP - DENOTES PERMANENT CONTROL POINT
- 10. N.T.S. DENOTES NOT TO SCALE 11. FND — DENOTES FOUND
- 12. Ψ DENOTES CENTERLINE
- 13. "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.