

# VIZCAYA, PLAT No. 4

A Replat of a Portion of Parcel "D", "MIZNER VILLAGE", as recorded in Plat Book 09, Pages 170 thru 173, and a Replat of a Portion of Tracts "D-1", "L.B./O.S.-3", "L.B./O.S.-4" and "L.B./O.S.-5" of the Plat of "UPJOHN P.U.D. PLAT ONE", as recorded in Plat Book 86, Pages 1 thru 3, all of the Public Records of Palm Beach County, Florida, lying in Section 21, Township 46 South, Range 42 East, Palm Beach County, Florida

### PLAT LEGEND:

- P.R.M. Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5061, Unless otherwise shown
- P.C.P. Denotes Permanent Control Point
- Denotes Centerline
- A- Denotes Arc Length
- R= Denotes Radius
- D= Denotes Delta (central angle)
- P.O.B. Denotes Point of Beginning
- P.O.C. Denotes Point of Commencement
- O.R.B. Denotes Official Records Book
- P.B. Denotes Plat Book
- N.R. Denotes Non-Radial
- L.A.E. Denotes Limited Access Easement
- L.B.E. Denotes Landscape Buffer Easement
- L.M.E. Denotes Lake Maintenance Easement
- D.E. Denotes Drainage Easement
- R.W. Denotes Right-of-Way
- SEC. Denotes Section
- SF Denotes Square Feet
- U.E. Denotes Utility Easement
- O.E. Denotes Overlaid Easement
- TYP. Denotes Typical

### SURVEYOR'S NOTES:

1. 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, Florida.
2. Bearings shown hereon are based upon the STATE PLANE COORDINATE SYSTEM - TRANSVERSE MERCATOR - FLORIDA EAST ZONE, along the East Line of Section 21 - 46 - 42, Palm Beach County, Florida, having a bearing of North 02°17'27" West.
3. Coordinates shown hereon are based upon the STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 projection, with the NAD 1990 adjustment. The Scale Factor used is 1.0000284.
4. Bearings shown are Grid Bearing, Distances shown are Ground distance.

### SURVEYOR'S NOTES: (continued)

5. 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.
6. In those cases where Easements of different types cross or overlap, 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 determined by the use of rights granted.
7. The Building Setbacks and Site Regulations shall comply with the Approved Master Plan and Current Palm Beach County Zoning Regulations.

This Instrument Prepared by  
Thomas R. Palbickie of  
**HAGER PALBICKIE AND ASSOCIATES, INC.**  
Professional Land Surveyors  
Certificate of Authorization No. 6772  
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: thwajh@bellsouth.net

SHEET 3 OF 3

SHEET 2 OF 3

KEYMAP:  
N.T.S.

# 107

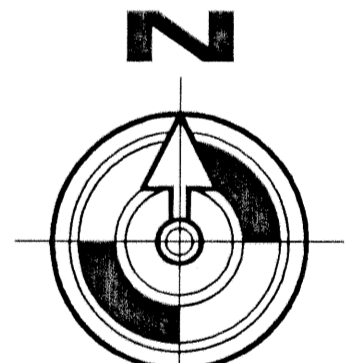
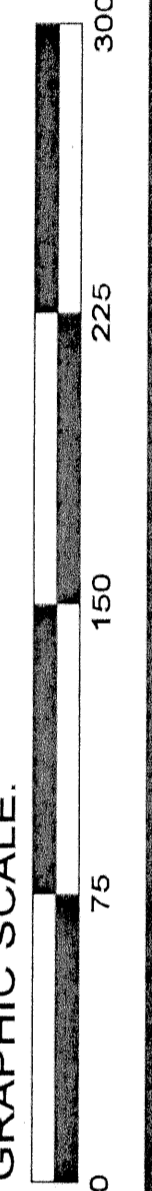
State of Florida  
County of Palm Beach } S.S.

This Plat was Filed for Record  
at this day  
of 20  
and Duly Recorded in Plat Book  
on Pages  
through

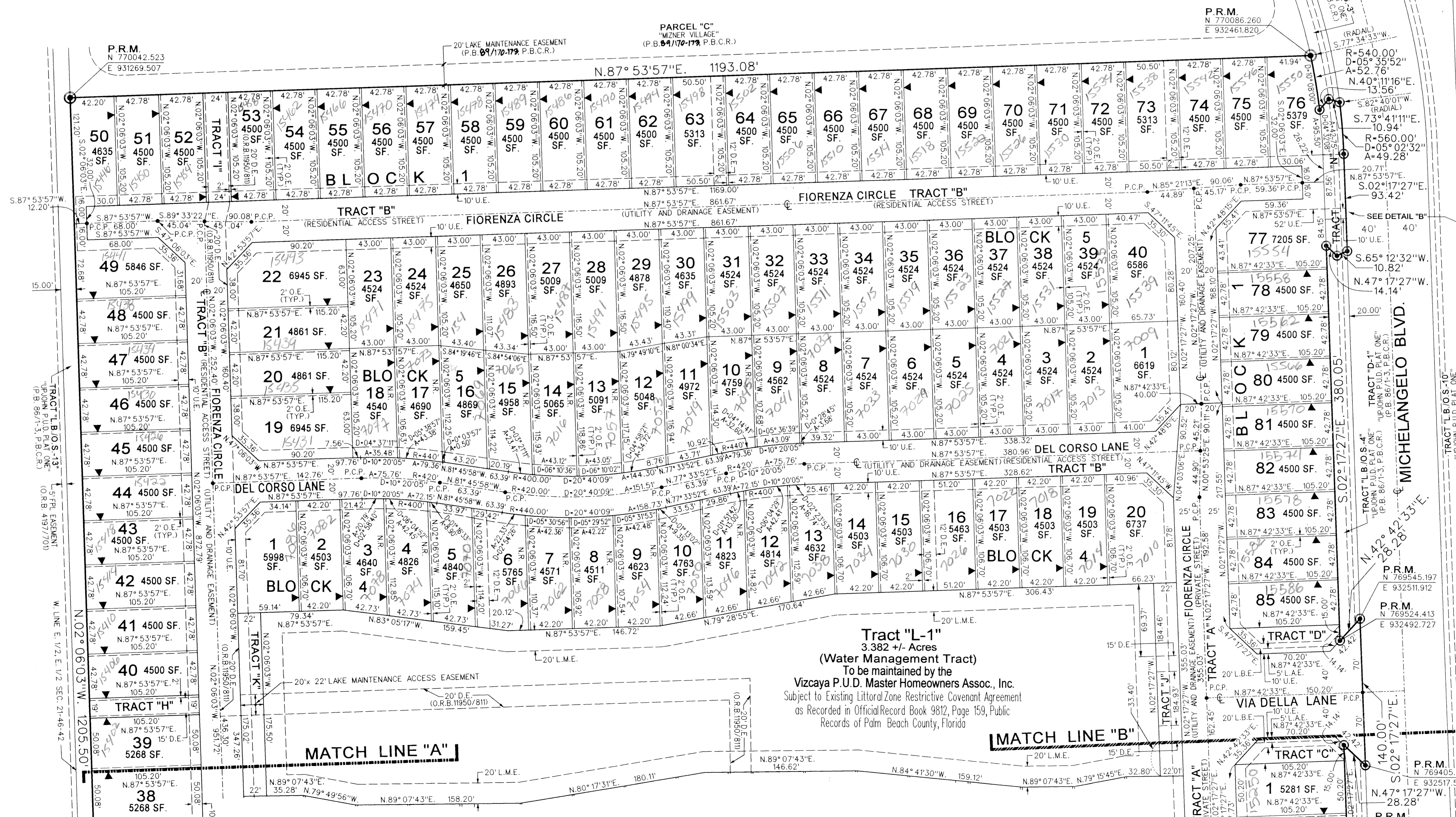
Dorothy H. Wilken, Clerk

By: \_\_\_\_\_ D.C.

Sheet 3 of 3 Sheets



SCALE: 1"=50'



REVISION: VIZCAYA PLAT NO. 4  
 DATE: 09/01/04  
 DRAWN BY: J. PALBICKIE  
 CHECKED BY: J. PALBICKIE  
 TITLE: SURVEYOR  
 PUD NAME: UPJOHN P.U.D.  
 PUD CODE: 33146