MICHELLE'S PLAT

BEING A REPLAT OF ALL OF LOT "C", BLOCK 17, OF PLAT "A", SPANISH RIVER LAND CO., (P.B. 16, PG. 27 AND 28, P.B.C.R.) AND LOTS 1, 2, 7, 15, 16, 17, 18, 19, 20 AND 21, BLOCK 17, OF BLAKE'S RESUB., (P.B. 20, PG. 24, P.B.C.R.) SITUATE IN SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

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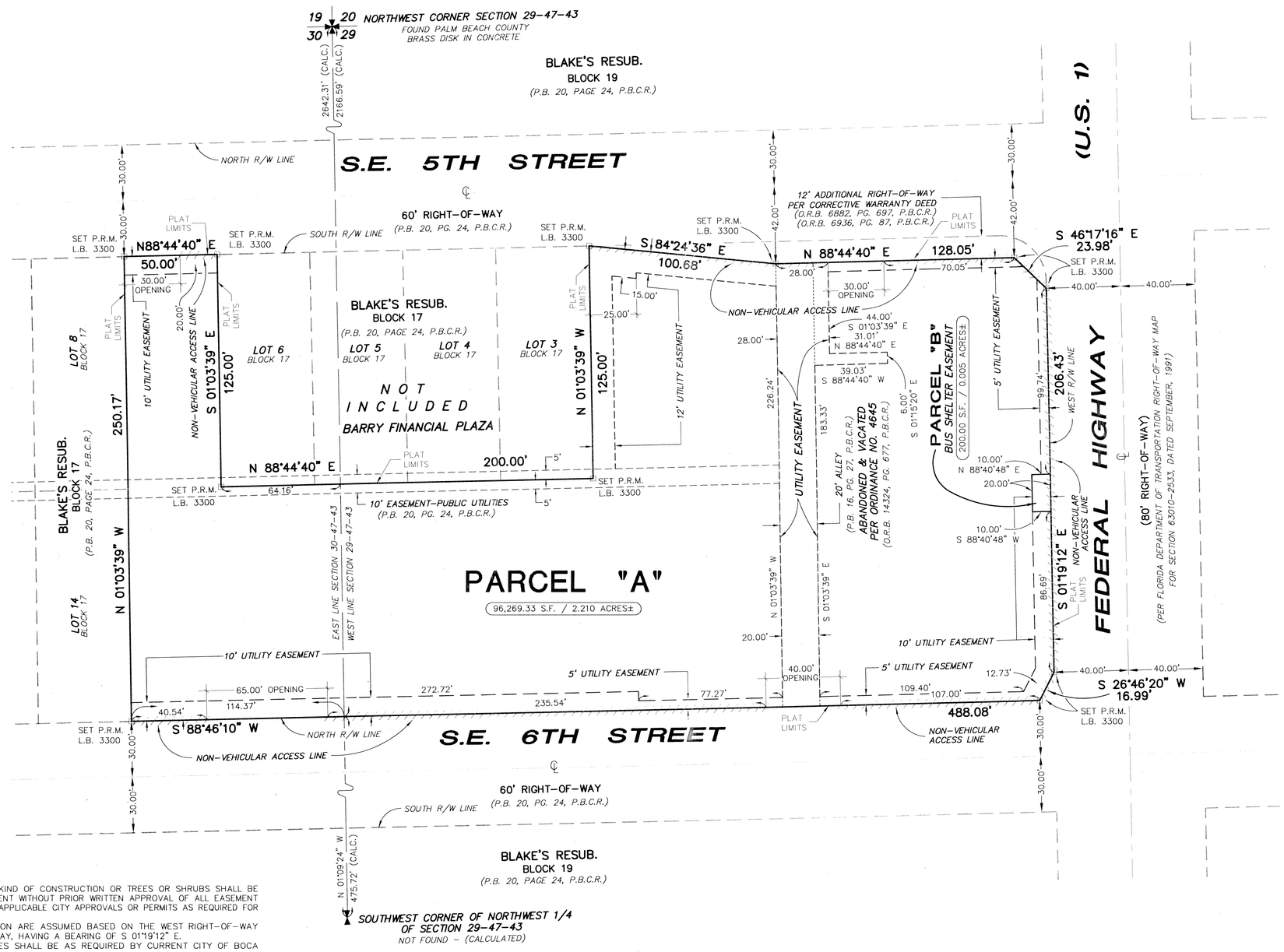
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at_____this_____ day of_____,2002, and duly recorded in Plat Book _____, Pages_____, through _____.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: _____D.C.

SHEET 2 OF 2



AREA TABULATION:	
PARCEL "A"	96,269.33 SQ. FT. (2.120 ACS.)
PARCEL "B"	200.00 SQ. FT. (0.005 ACS.)
TOTAL	96,469.33 SQ. FT. (2.125 ACS.)

NOTE:

1. 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.
2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY, HAVING A BEARING OF S 01°19'12" E.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
4. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES.
5. 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.
6. ABBREVIATION LEGEND: ℄ = CENTERLINE; CALC. = CALCULATED; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; R/W = RIGHT-OF-WAY; S.F.= SQUARE FEET.
7. ☐ INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.
8. O INDICATES SET NAIL WITH DISC STAMPED L.B. #3300 (UNLESS OTHERWISE NOTED).

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.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
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OCTOBER, 2002

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