

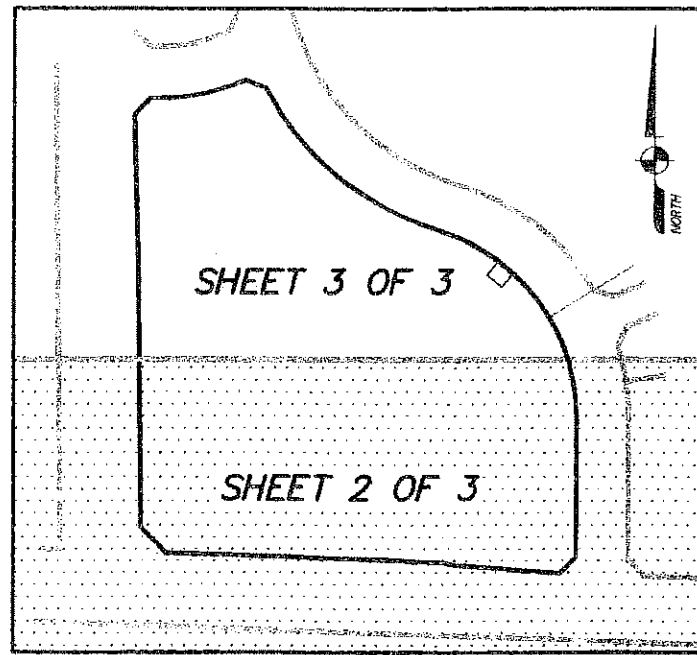
SHERBROOKE CENTER REPLAT No. 3, M.U.P.D.

BEING A REPLAT OF TRACTS A, B, C, D AND A PORTION OF E, SHERBROOKE CENTER, M.U.P.D.
 AS RECORDED IN PLAT BOOK 87, PAGES 56 THROUGH 58 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.

87

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at _____ this _____
 day of _____, 2007,
 and duly recorded in Plat Book
 _____, Pages _____, through
 _____.

SHARON R. BOCK
 Clerk & Comptroller
 By: _____

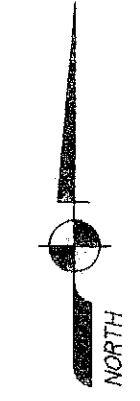
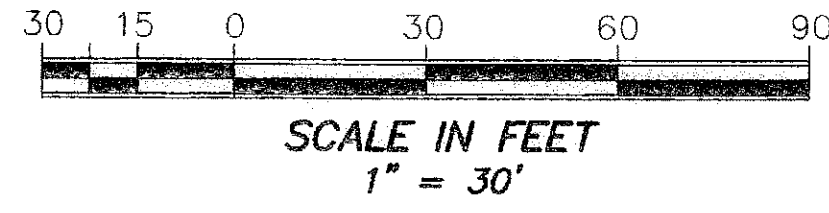


NOTES:

- 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 500°00'00" W.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA 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; PG. = PAGE; 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.
- DRAINAGE AND UTILITY EASEMENTS CREATED AND DEDICATED BY PREVIOUS PLATS EXCEPTING THOSE SHOWN HEREON WERE ABANDONED AND VACATED BY RESOLUTION NO. R-2007-0468, AS RECORDED IN O.R.B. 21642, PG. 1508, P.B.C.R.

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
 FEBRUARY, 2007

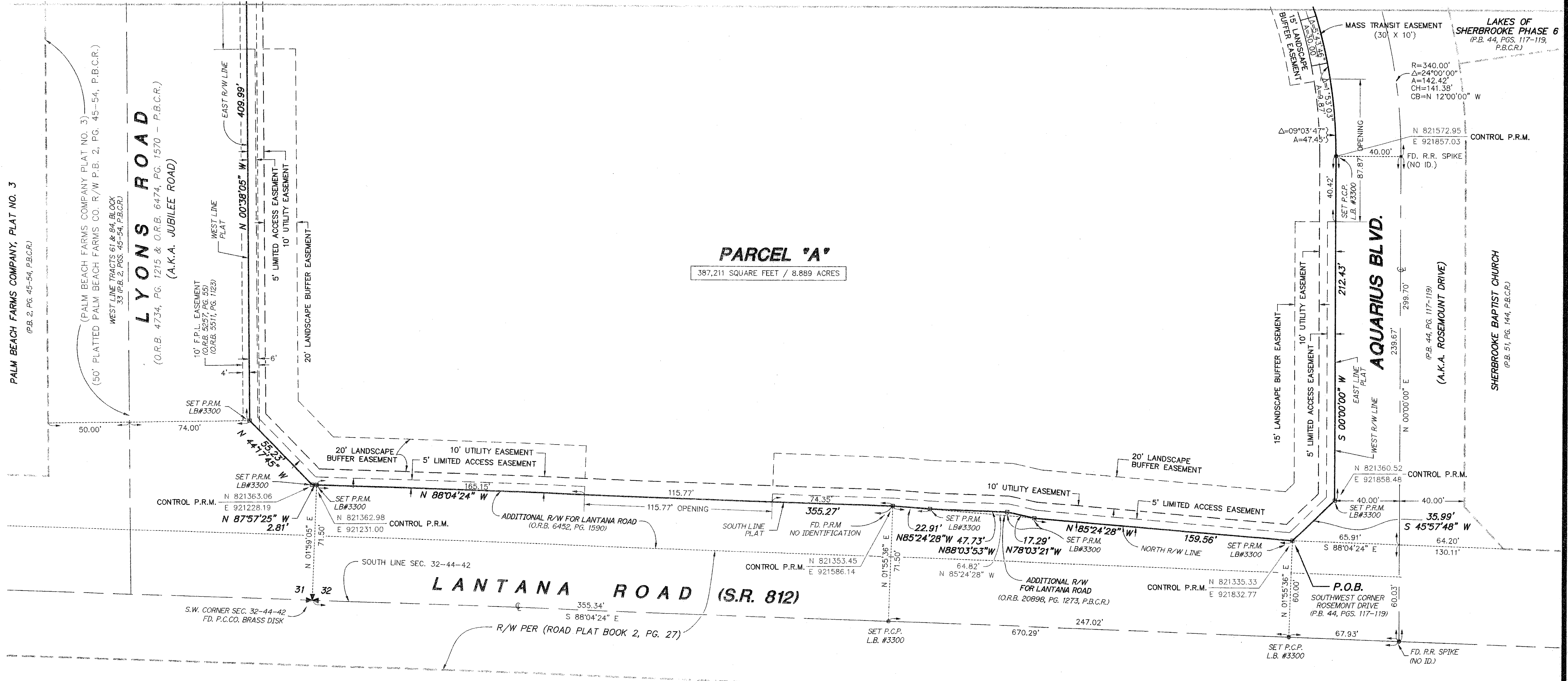
NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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

MATCH LINE (SEE SHEET 3 OF 3)

SHEET 2 OF 3



PARCEL 'A'
 387,211 SQUARE FEET / 8.889 ACRES

SUBMISSION Sherbrooke Center, Replat 3, M.U.P.D.
 BOOK 87
 PAGE 57
 PLANNING ZONE B
 QUAD 4B
 SS
 TAG 102-5
 FID NAME

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

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.