

16.10-006

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY - 2009

MARKET MUPD TWO

BEING A REPLAT OF A PORTION OF TRACT 8, BLOCK 29,
PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
OF THE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

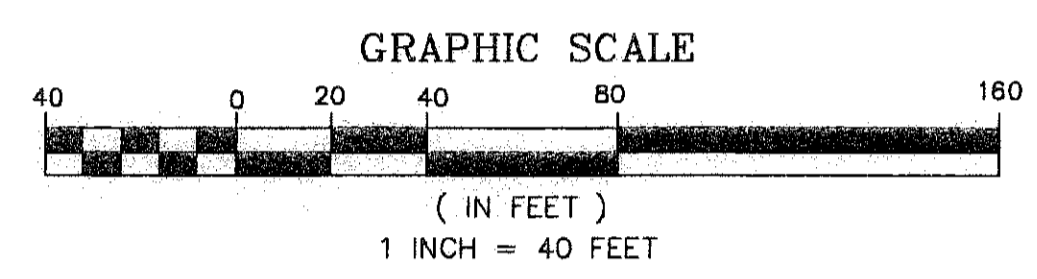
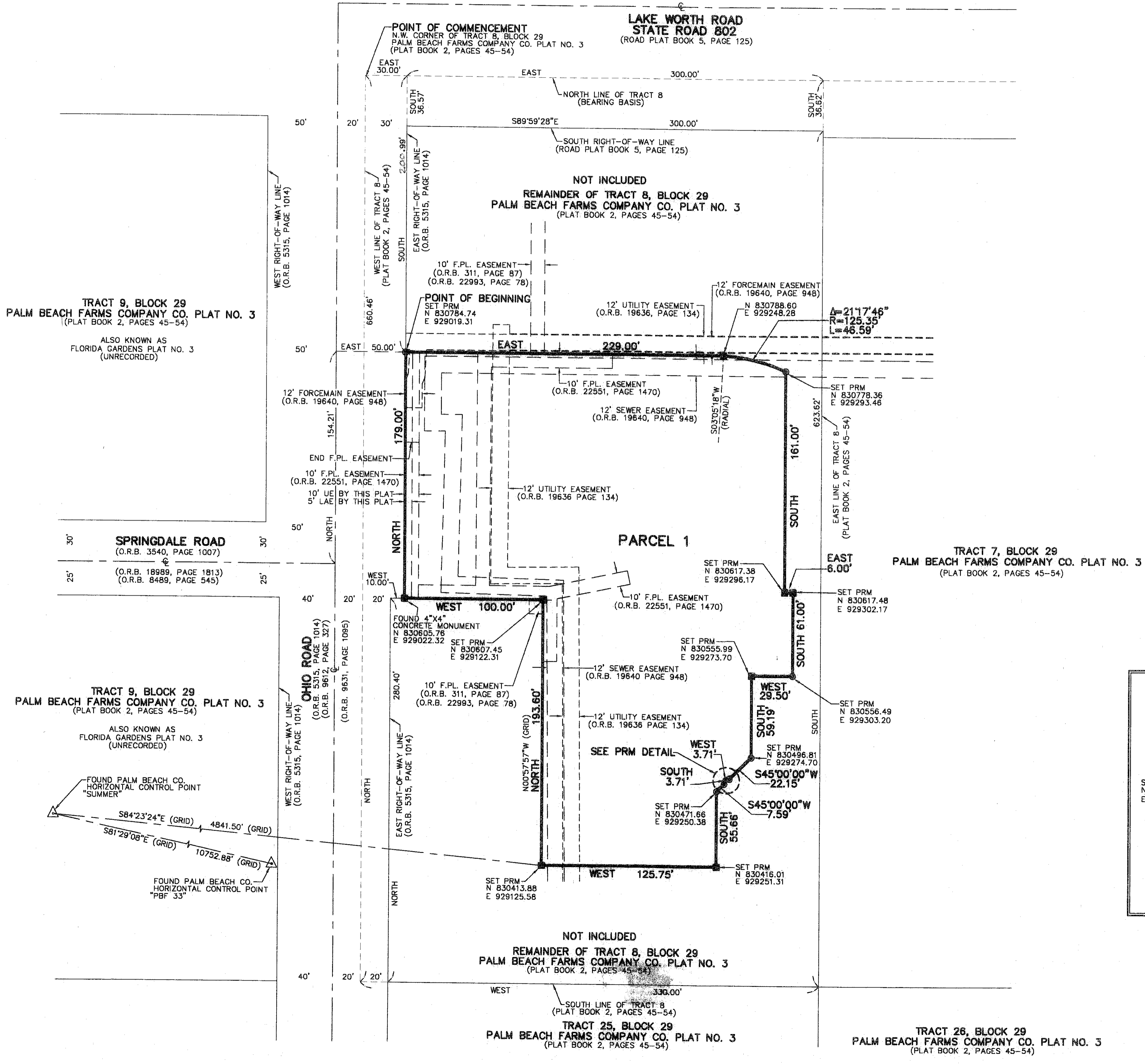
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2009 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

By: _____
DEPUTY CLERK

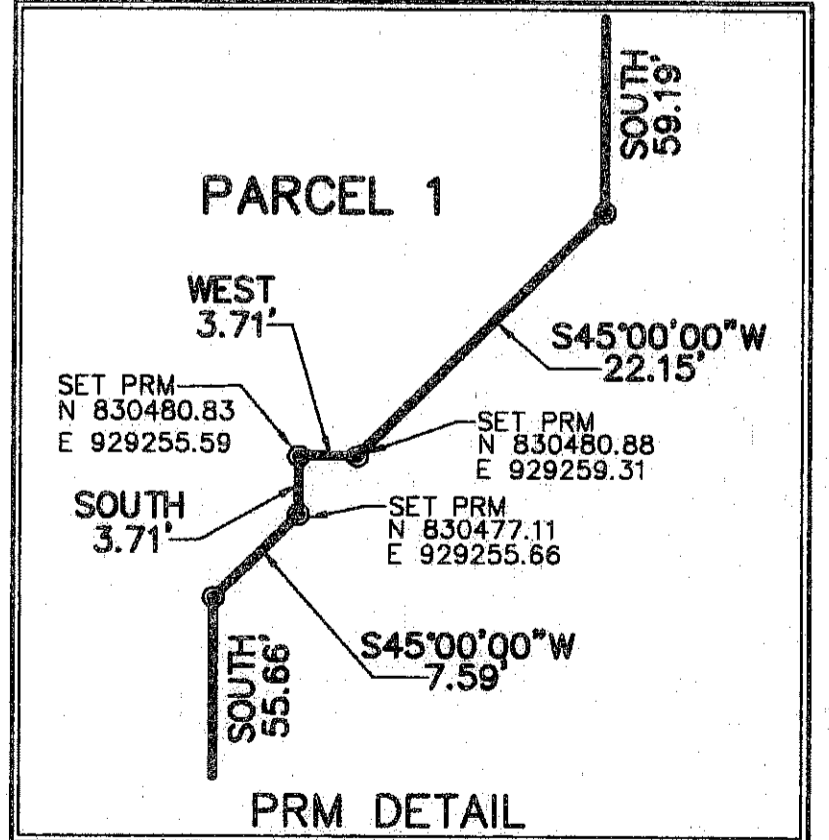
SHEET 2 OF 2



NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990
ADJUSTMENT ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE
MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000270
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

NORTH (PLAT BEARING) 00°57'57" = BEARING ROTATION
N00°57'57"W (GRID BEARING) (PLAT TO GRID)
WEST LINE OF THIS PLAT COUNTERCLOCKWISE

- SURVEYORS 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 BUILDING AND ZONING REGULATIONS.
 3. 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. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 5. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF TRACT 8, BLOCK 29 PALM BEACH FARMS CO. PLAT NO. 3 PLAT BOOK 2, PAGES 45-54
 6. ■ PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED PRM LB 3591.
 7. ● PRM - INDICATES SET NAIL AND DISK STAMPED PRM LB 3591
 8. O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 9. L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
 10. *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.
 11. N.T.S. - DENOTES NOT TO SCALE
 12. C - DENOTES CENTERLINE
 13. L.A.E. - INDICATES LIMITED ACCESS EASEMENT
 14. Δ - DENOTES CENTRAL ANGLE
 15. R - DENOTES RADIUS
 16. L - DENOTES ARC LENGTH
 17. F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
 18. N - DENOTES NORTHING
 19. E - DENOTES EASTING
 20. S.F.W.M.D. - DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 21. UE - INDICATES UTILITY EASEMENT.



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