5193.001 WEST PALM BEACH AUTO AUCTION, M.U.P.D. REPLAT NO. 1 BEING A REPLAT OF ALL OF TRACTS A AND B, WEST PALM BEACH AUTO AUCTION M.U.P.D., PLAT BOOK 111, PAGES 80 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 27, 28, 33, 34 AND THAT CERTAIN 30 FOOT ROADWAY LYING BETWEEN TRACTS 27 AND 28 AND BETWEEN TRACTS 33 AND 34, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES COUNTY OF PALM BEACH 42 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 THIS PLAT WAS FLED FOR SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA JANUARY 2010 SHEET 5 OF 6 AD, 2010 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ON PAGES SHARON R. BOCK, CLERK AND COMPTROLLER - PALM BEACH COUNTY SEE SHEET 4 BY: \_\_\_\_\_\_\_, D.C. CIRCUIT COURT SEAL +-51 LAE TRACT 26 TRACT C BLOCK 7 TRACT D PALM BEACH FARMS COMPANY PL PLAT BOOK 2 PAGE 45 SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT
AGREEMENTS AS RECORDED IN
OFFICIAL RECORDS BOOK 24097, TRACT 28 TRACT 27 BLOCK 7 BLOCK 7 PAGE 1794, PUBLIC RECORDS OF PALM BEACH FARMS COMPANY PLAT NO. 3 PALM BEACH COUNTY, FLORIDA PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45 PLAT BOOK 2 PAGE 45 MASS TRANSIT EASEMENT S LINE OF TRACT 27 S LINE OF TRACT 28 N LINE TRACT 34 10' UE PB 34 PAGE 113 N LINE TRACT 33 TRACT 33 L15' BUFFER ZONE BLOCK 7 BLOCK 7 [20' LME PB 34 PAGE 113 PALM BEACH FARMS COMPANY PLAT NO. 3 PALM BEACH FARMS COMPANY PLAT NO. 3 100' PLAT BOOK 2 PAGE 45 PLAT BOOK 2 PAGE 45 · - - - - - - - - - - - - 321.00' 40 ' LOT 11 <sup>[</sup> 10' LBE 10' LBE N89"03'48"E 1290.00' PONDEROSA INDUSTRIAL PARK FOUND 4"x4" S LINE OF THE N 80' PLAT BOOK 34 PAGE 113 N LINE OF SOUTHERN/SANSBURY'S MUPD PLAT BOOK 111 PAGE 66 CONCRETE MONUMENT OF TRACT 33 FOUND 4"x4" PRM LB3591 CONCRETE MONUMENT N 854556.72 PRM LB3591 E 923886.13 N 854535.63 i-+-10' UE PB 34 PAGE 113 E 922596.30 1----25' BUFFER ZONE PB 34 PAGE 113 TRACT A SOUTHERN/SANSBURY'S MUPD PLAT BOOK 111 PAGE 66 SURVEYOR'S NOTES LEGEND 1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF TRACT 16, BLOCK 7, PROCESS DRIVE PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB6865" SET COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 00.56'58" WEST. Δ DENOTES DELTA ANGLE 2. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 R CURVE RADIUS LENGTH ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND L CURVE ARC LENGTH DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID LME LAKE MAINTENANCE EASEMENT DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE) UE UTILITY EASEMENT LAE LIMITED ACCESS EASEMENT PARTITION OF THE PARTITION CANAL L - 4 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON LBE LANDSCAPE BUFFER EASEMENT ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL PRM PERMANENT REFERENCE MONUMENT TAUT IF APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS. PB PLAT BOOK SHEET 5 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL SHEET KEY BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS NOT TO SCALE COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS. THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT FLORIDA CERTIFICATE NO. LS 004676 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. TIMOTHY M. SMITH LAND SURVEYING, INC. 4546 CAMBRIDGE STREET 6. ALL LINES INTERSECTING CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED. WEST PALM BEACH, FL 33415 (561) 602-8160