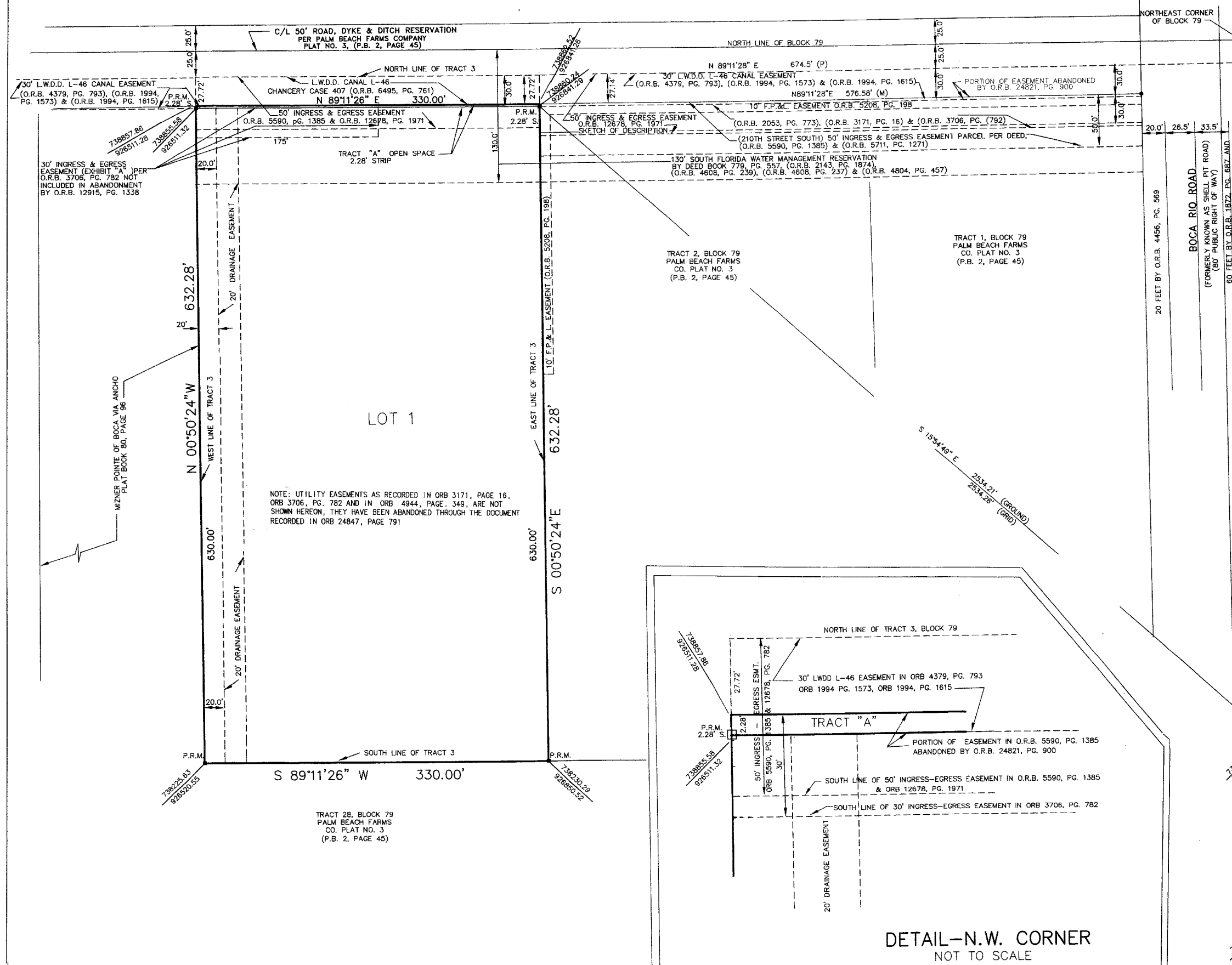


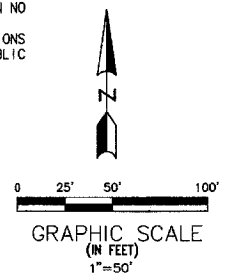
BOCA RATON COMMERCE CENTER, M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACT 3, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA OCTOBER, 2011 SHEET 2 OF 2

18
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
THIS _____ DAY OF _____ AD, 2012 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____
SHARON R. BOCK, CLERK & COMPTROLLER BY: _____, D.C.
CIRCUIT COURT SEAL



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 THIS COUNTY.



LEGEND

- = DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 6936" SET
- UE = UTILITY EASEMENT
- ORB = OFFICIAL RECORD BOOK
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- P.B. = PLAT BOOK
- C/L = CENTERLINE

SURVEYOR'S NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT, UTILIZING CONTROL POINTS "HAVEN & PAL RIO", HAVING A GRID BEARING OF S 03°33'43"E. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000256 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
2. 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 IMPROVEMENTS.
3. 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 BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

DETAIL-N.W. CORNER
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 4406 DEAN SURVEYING AND MAPPING, INC. 5114 OKEECHOBEE BOULEVARD SUITE 102 WEST PALM BEACH, FL 33417 (561) 625-8748