

THIS INSTRUMENT PREPARED BY: 0674.003
MICHAEL D. ROSE, PSM

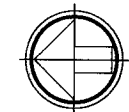
SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext. • Ft. Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754
MAY, 2008

CAMERON PARK II PLAT, A PUD

A REPLAT OF A PORTION OF TRACT "A", CAMERON PARK
(PLAT BOOK 81, PAGES 114-117, PALM BEACH COUNTY RECORDS)

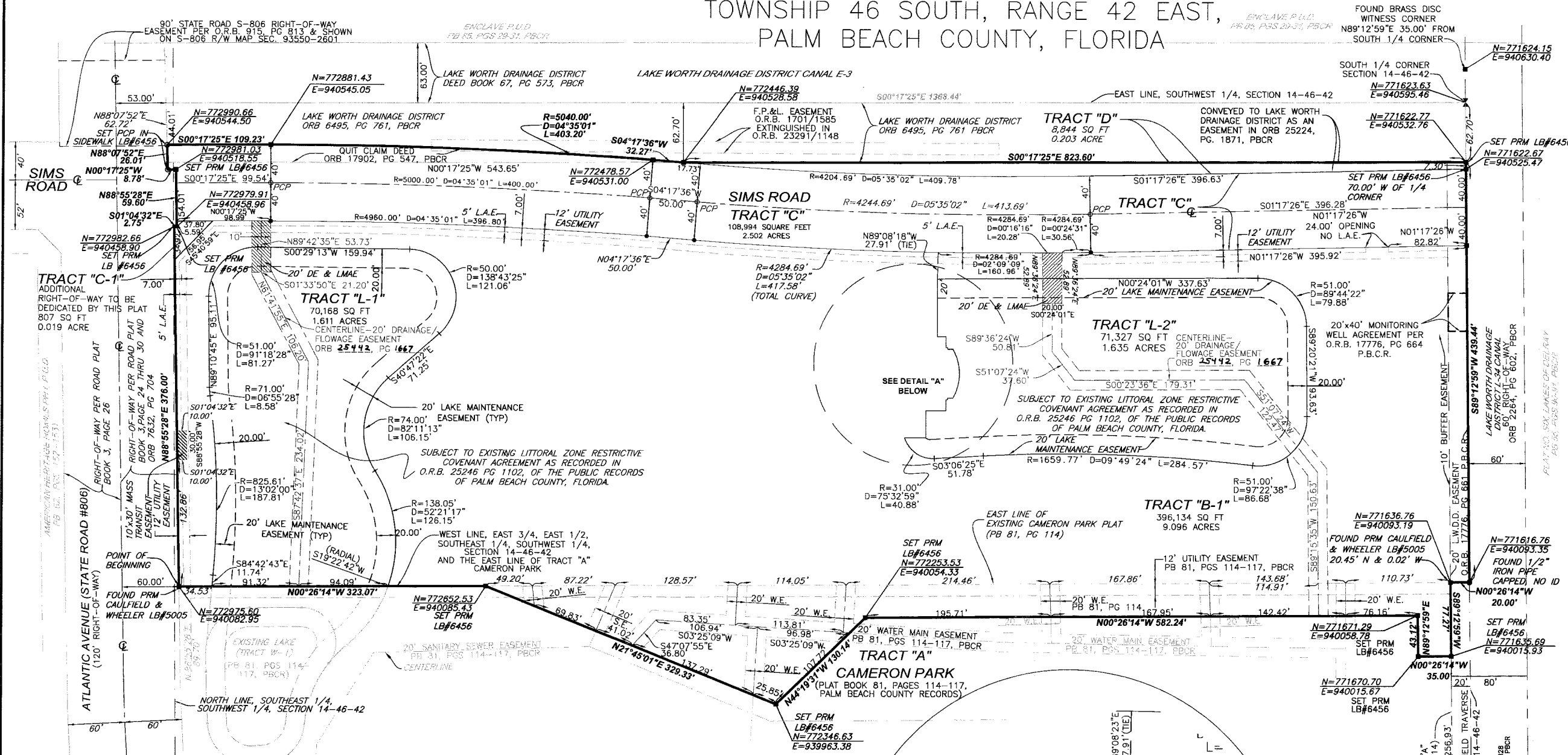
TOGETHER WITH
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14,
TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 3 SHEETS



0 30 60 120 180
SCALE: 1" = 60'

STATE OF FLORIDA COUNTY OF PALM BEACH
This Plat was filed for record on _____ M., this _____ day of _____, 2012 and duly recorded in Plat Book No. _____ on Pages _____ and _____
SHARON R. BOCK, CLERK & COMPTROLLER
BY: _____ DC



LEGEND

- ⊙ IRON ROD
- PERM - 4" x 24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LB#
- DE FOUND
- FD FOUND
- FP&L FLORIDA POWER & LIGHT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PBCR PALM BEACH COUNTY RECORDS
- PCP SET PERMANENT CONTROL POINT
- PG PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- R/W RIGHT-OF-WAY
- S.E. SEWER MAIN EASEMENT
- TYP TYPICAL
- W.P. WATER MAIN EASEMENT

SURVEY NOTES:

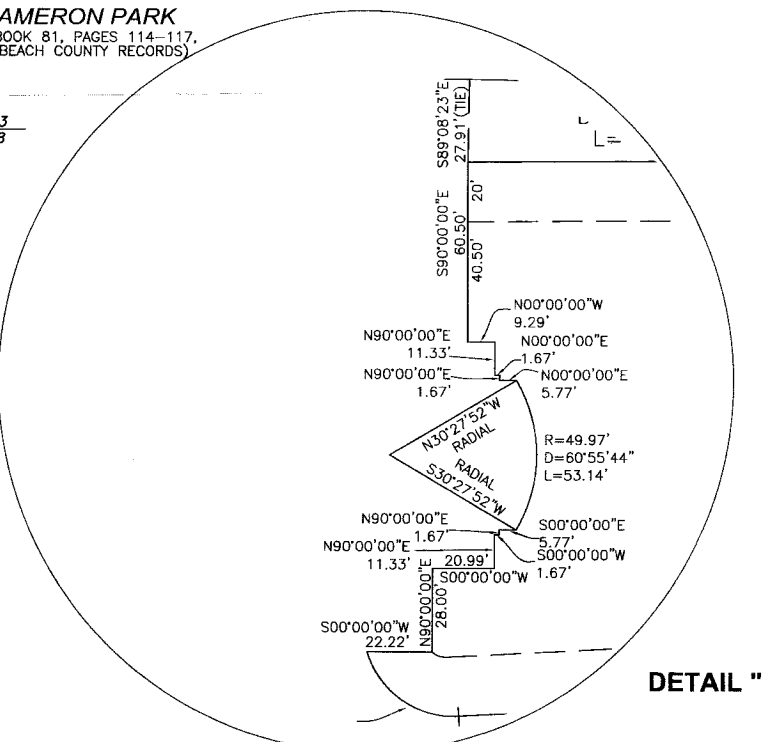
- 1.) THIS SITE LIES IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2.) AREA OVERALL: 734,591 SQUARE FEET (16.8638 ACRES)
- 3.) BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATA BASED ON THE SOUTH LINE OF SECTION 14-46-42, SAID LINE BEARS N89°12'59"E.
- 4.) IN THOSE CASES 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.
- 5.) BUILDING SETBACK LINES SHALL BE REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 6.) NO BUILDINGS OF 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.
- 7.) APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.

COORDINATES, BEARINGS & DISTANCES

- 1.) COORDINATES SHOWN ARE GRID.
- 2.) DATUM IS NAD 83 1990 ADJUSTMENT.
- 3.) ZONE IS FLORIDA EAST.
- 4.) LINEAR UNIT IS U.S. SURVEY FEET.
- 5.) COORDINATE SYSTEM IS 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION.
- 6.) ALL DISTANCES ARE GROUND.
- 7.) ALL BEARINGS ARE PLAT.
- 8.) SCALE FACTOR=1.0000322
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

SB89°12'58"W (PLAT BEARING) 00°00'03" = BEARING ROTATION (COUNTER CLOCKWISE)
SB89°12'56"W (GRID BEARING) (PLAT TO GRID)

SOUTH LINE THIS PLAT



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