

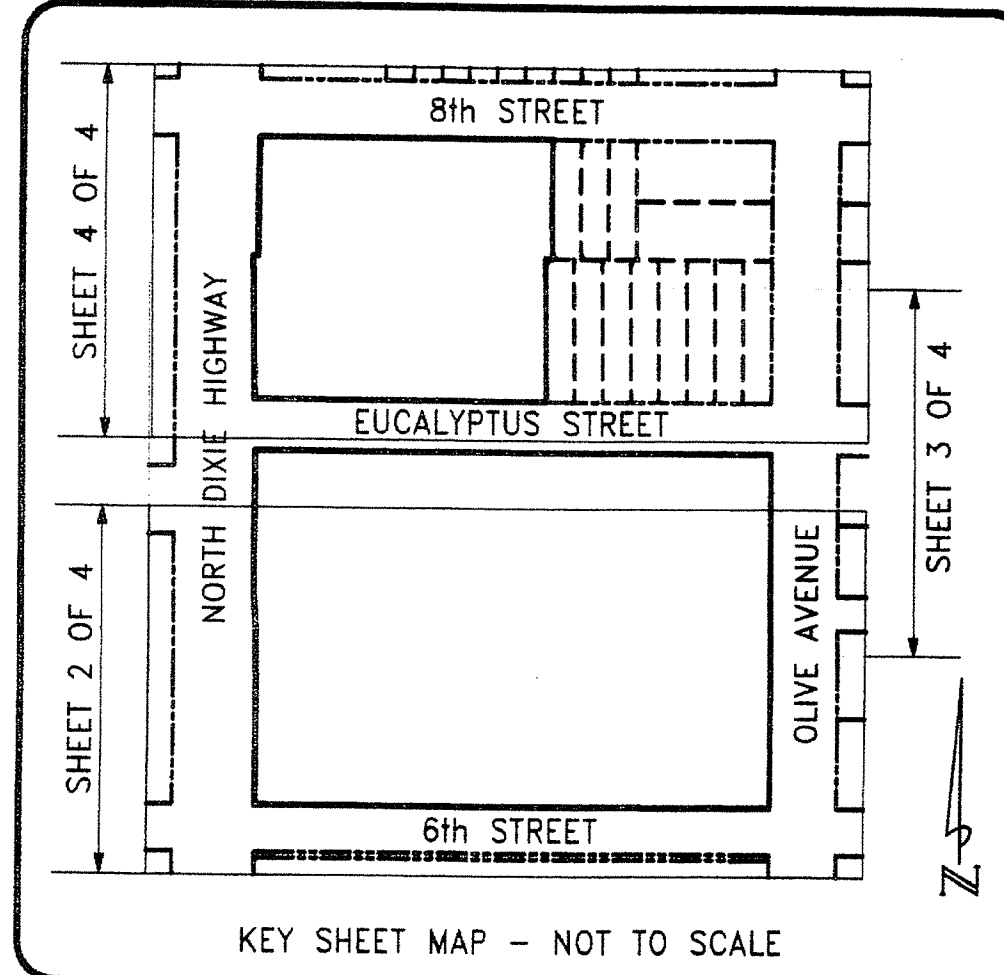
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT 9:21 AM.
THIS DAY OF July 2014
AND DULY RECORDED IN PLAT
NO. 113 ON PAGES 113
THRU 116
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] D.C.

LOFTIN PLACE

BEING A REPLAT OF A PORTION OF BLOCK 1, RAILWAY ADDITION, PLAT BOOK 1, PAGE 58, LYING WEST OF OLIVE AVENUE AND LESS THE RIGHT-OF-WAY FOR DIXIE HIGHWAY, A REPLAT OF LOT 1, LESS THE WEST 12.00 FEET THEREOF, AND ALL OF LOTS 2,3,4,5,6,7,8,9,10 AND 11, BLOCK 1, TOGETHER WITH ALL OF BLOCK 6, LYING WEST OF OLIVE AVENUE AND LESS THE RIGHT-OF-WAY FOR DIXIE HIGHWAY AMENDED PLAT OF EUCALYPTUS PARK, PLAT BOOK 6, PAGE 44, AND A REPLAT OF LOTS 1 AND 2, LESS THE WEST 12.0 FEET THEREOF, AND ALL OF LOTS 3,4,5,6,7,8, BLOCK 7, BRELSFORD PARK ADDITION TO WEST PALM BEACH, PLAT BOOK 8, PAGE 21 TOGETHER WITH THAT ABANDONED PORTION OF 7TH STREET (FORMERLY KNOWN AS FIFTH AVENUE), PURSUANT TO THE DISCLAIMER RECORDED IN O.R.B. 26317, PGS. 293-296 AS AFFECTED BY THE CORRECTIVE DISCLAIMER RECORDED IN O.R.B. 26673, PGS. 1536-1539, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA WITH ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN A PORTION OF SECTIONS 15 & 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

JULY 2014



DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS LOFTIN PLACE, BEING A REPLAT OF A PORTION OF BLOCK 1, RAILWAY ADDITION, PLAT BOOK 1, PAGE 58, LYING WEST OF OLIVE AVENUE AND LESS THE RIGHT-OF-WAY FOR DIXIE HIGHWAY, A REPLAT OF LOT 1, LESS THE WEST 12.00 FEET THEREOF, AND ALL OF LOTS 2,3,4,5,6,7,8,9,10 AND 11, BLOCK 1, TOGETHER WITH ALL OF BLOCK 6, LYING WEST OF OLIVE AVENUE AND LESS THE RIGHT-OF-WAY FOR DIXIE HIGHWAY AMENDED PLAT OF EUCALYPTUS PARK, PLAT BOOK 6, PAGE 44, AND A REPLAT OF LOTS 1 AND 2, LESS THE WEST 12.0 FEET THEREOF, AND ALL OF LOTS 3,4,5,6,7,8, BLOCK 7, BRELSFORD PARK ADDITION TO WEST PALM BEACH, PLAT BOOK 8, PAGE 21 TOGETHER WITH THAT ABANDONED PORTION OF 7TH STREET (FORMERLY KNOWN AS FIFTH AVENUE) PURSUANT TO THE DISCLAIMER RECORDED IN O.R.B. 26317, PGS. 293-296 AS AFFECTED BY THE CORRECTIVE DISCLAIMER RECORDED IN O.R.B. 26673, PGS. 1536-1539, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA WITH ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN A PORTION OF SECTIONS 15 & 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:

PARCEL 1:

ALL OF BLOCK 1, RAILWAY ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF OLIVE AVENUE, LESS THE RIGHT-OF-WAY FOR NORTH DIXIE HIGHWAY.

PARCEL 2:

LOT 1, LESS THE WEST 12 FEET THEREOF, AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 1; AND ALL OF BLOCK 6, LYING WEST OF NORTH OLIVE AVENUE, LESS THE RIGHT-OF-WAY FOR NORTH DIXIE HIGHWAY, AMENDED PLAT OF EUCALYPTUS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 44, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOTS 1 AND 2, LESS THE WEST 12 FEET THEREOF, AND ALL OF LOTS 3, 4, 5, 6, 7 AND 8, BLOCK 7, BRELSFORD PARK ADDITION TO WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

THAT CERTAIN ABANDONED PORTION OF THE 7TH STREET RIGHT-OF-WAY (FORMERLY KNOWN AS FIFTH AVENUE) PURSUANT TO THE DISCLAIMER RECORDED IN OFFICIAL RECORD BOOK 26317 PAGES 293 THROUGH 296, AND AS AFFECTED BY THE CORRECTIVE DISCLAIMER RECORDED IN OFFICIAL RECORD BOOK 26673, PAGES 1536 THROUGH 1539, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT CERTAIN PORTION OF THE 30.00 FOOT RIGHT-OF-WAY FOR 7TH STREET RIGHT-OF-WAY (FORMERLY KNOWN AS FIFTH AVENUE PER PLAT BOOK 6, PAGE 44 AND PLAT BOOK 1, PAGE 58, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA) LYING BETWEEN THE EAST RIGHT-OF-WAY LINE FOR NORTH DIXIE HIGHWAY AS SHOWN ON SHEET 7 OF 16 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 93020-MAINT.(7) AND THE WEST RIGHT-OF-WAY LINE FOR OLIVE AVENUE AS SHOWN ON SHEET 10 OF 12 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 93020-MAINT.(2) AS WELL AS THE SAID 30.00 FOOT RIGHT-OF-WAY BEING SHOWN ON THE MAP OF RAILWAY ADDITION, RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND ON THE AMENDED PLAT OF EUCALYPTUS PARK, RECORDED IN PLAT BOOK 6, PAGE 44, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 6 OF THE SAID PLAT OF EUCALYPTUS PARK, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE FOR 7TH STREET (FORMERLY KNOWN AS FIFTH AVENUE) AS SHOWN ON THE SAID PLAT OF EUCALYPTUS PARK AND THE WEST RIGHT-OF-WAY LINE FOR OLIVE AVENUE AS SHOWN ON THE SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP FOR OLIVE AVENUE, SAID POINT ALSO HAVING A BASELINE STATION OF 206+16.52 AND A STATION OFFSET OF 30.00 FEET LEFT, AS SHOWN ON THE SAID OLIVE AVENUE RIGHT-OF-WAY MAINTENANCE MAP, AS WELL AS HAVING A STATE PLANE COORDINATE VALUE OF N: 868360.7855, E: 965672.9183; THENCE SOUTH 00°55'24" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE FOR OLIVE AVENUE A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID 7TH STREET (FORMERLY KNOWN AS FIFTH AVENUE) AS SHOWN ON THE SAID PLAT OF THE MAP OF RAILWAY ADDITION, SAID POINT OF INTERSECTION HAVING A BASELINE STATION OF 205+86.52 AND A STATION OFFSET OF 30.00 FEET LEFT, AS SHOWN ON THE SAID OLIVE AVENUE RIGHT-OF-WAY MAINTENANCE MAP AS WELL AS HAVING A STATE PLANE COORDINATE VALUE OF N: 868330.7991, E: 965672.4349; THENCE NORTH 88°51'05" WEST, DEPARTING THE SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 460.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE FOR NORTH DIXIE HIGHWAY AS SHOWN ON THE SAID RIGHT-OF-WAY MAINTENANCE MAP FOR NORTH DIXIE HIGHWAY, SAID POINT HAVING A BASELINE STATION OF 286+00.54 AND A STATION OFFSET OF 37.00 FEET RIGHT, AS SHOWN ON THE SAID NORTH DIXIE HIGHWAY RIGHT-OF-WAY MAINTENANCE MAP AS WELL AS HAVING A STATE PLANE COORDINATE VALUE OF N: 868340.0256, E: 965212.2553; THENCE NORTH 02°52'57" WEST, DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.07 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE FOR 7TH STREET AS SHOWN ON THE SAID PLAT OF EUCALYPTUS PARK AND THE EAST RIGHT-OF-WAY LINE FOR NORTH DIXIE HIGHWAY AS SHOWN ON THE SAID RIGHT-OF-WAY MAINTENANCE MAP FOR NORTH DIXIE HIGHWAY, SAID POINT OF INTERSECTION HAVING A BASELINE STATION OF 286+30.55 AND A STATION OFFSET OF 35.00 FEET RIGHT, AS SHOWN ON THE SAID RIGHT-OF-WAY MAINTENANCE MAP FOR NORTH DIXIE HIGHWAY AS WELL AS HAVING A STATE PLANE COORDINATE VALUE OF N: 868370.0620, E: 965210.7430; THENCE SOUTH 88°51'05" EAST, DEPARTING THE SAID WEST RIGHT-OF-WAY LINE FOR NORTH DIXIE HIGHWAY AND ALONG THE SAID NORTH RIGHT-OF-WAY LINE FOR 7TH STREET, A DISTANCE OF 462.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 204,648.483 SQUARE FEET / 4.698 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS

- 1. TRACT 1, AS SHOWN HEREON IS HEREBY RESERVED TO CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR NORMAL PURPOSES IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACT 2, AS SHOWN HEREON IS HEREBY RESERVED TO CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR NORMAL PURPOSES IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

UTILITY EASEMENTS

3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS OR ASSIGNS.

SIDEWALK PATH EASEMENT

4. THE SIDEWALK PATH EASEMENT IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.

IN WITNESS WHEREOF, THE ABOVE NAMED CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THIS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS PARTNERS:

THIS 15th DAY OF JULY 2014.

WITNESS: [Signature] BY: CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP

PRINT NAME: MAZIAN KESHAVARZ

WITNESS: [Signature] BY: NADER SALOUR, VICE PRESIDENT

PRINT NAME: RANDY WERTZBY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF JULY 2014.

MY COMMISSION EXPIRES: 1/28/18 NOTARY PUBLIC: [Signature]

PRINT NAME: DEBORAH L. FULGENZI

NOTARY SEAL: [Seal] COMMISSION NO.: FF 075840

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HARVEY E. OYER, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE PROPERTY; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 14 DAY OF JULY 2014.

[Signature] HARVEY E. OYER, III, ATTORNEY-AT-LAW
FLORIDA BAR NO.: 154024

REVIEWING SURVEYOR:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) AND / OR PERMANENT CONTROL POINTS (P.C.P.'S) AT BOUNDARY CORNERS

[Signature] VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH.

[Signature] SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5991
DATED: THIS 14th DAY OF JULY 2014.

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 28th DAY OF JULY 2014.

[Signature] GERALDINE MUCIO, MAYOR

CITY PLANNING BOARD APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

[Signature] STEVEN MAYANS, CHAIR

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 = 1.000050657
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (NAD 83) (ADJUSTMENT OF 1990), THE CENTERLINE OF EUCALYPTUS STREET BEARS SOUTH 88°49'36" EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 93020-MAINT. (7) AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2) STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS PERFORMED USING OUR TOPCON HIPER-LITE GPS UNIT IN CONJUNCTION WITH THE LENGEMANN OF FLORIDA STATE WIDE GPS NETWORK AS WELL AS PUBLISHED STATE PLANE COORDINATES AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAPS SECTION 93020-MAINT. (7) (DIXIE HIGHWAY) AND SECTION 93020-MAINT.-2 (OLIVE AVENUE). NOTE: THE STATE PLANE COORDINATE VALUE FOR THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST AS SHOWN HEREON IS AS PUBLISHED ON THE AFOREMENTIONED FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 93020-MAINT. (7) (DIXIE HIGHWAY). THE SAID PUBLISHED VALUE WAS HELD AND USED FOR THE FINAL DETERMINATION OF RIGHT-OF-WAY LINES, PROPERTY LINES, ETC FOR THE DIXIE HIGHWAY CORRIDOR. THE SAID MAINTENANCE MAP HAD INDICATED THAT A FOUND DISK STAMPED 'CSB' WAS FOUND AT THE SAID SECTION CORNER (NOT RECOVERED AS PART OF THE FIELD SURVEY AND MAP USED TO PREPARE THIS PLAT). THE SAID MAP ALSO INDICATED THAT THE QUARTER CORNER TO THE NORTH, SOUTH AND WEST WERE ALL RECOVERED AND DEPICTED ON THE SAID MAINTENANCE MAP FOR DIXIE HIGHWAY.
3) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
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) 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.
6) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

LEGEND OF SYMBOLS:

- 4"x4" CONCRETE MONUMENT STAMPED
P.R.M. LB4897 OR AS NOTED.
MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
MAG NAIL & DISK STAMPED "LB 4897" OR AS NOTED.

LEGEND OF ABBREVIATIONS:

- PROPERTY CONTROL ABBREVIATIONS
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
MON. = MONUMENT
M.N.D. = MAG NAIL & DISK
ARITHMETIC / ANNOTATION ABBREVIATIONS
T = TANGENT
N.T. = NON-TANGENT
C/L = CENTERLINE
P.B. = PLAT BOOK
D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORD BOOK
EASEMENT / MISCELLANEOUS ABBREVIATIONS
L.A.E. = LIMITED ACCESS EASEMENT
L.B.E. = LANDSCAPE BUFFER EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
S.L.E. = SANITARY SEWER LINE EASEMENT
W.L.E. = WATER LINE EASEMENT
P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
PG. = PAGE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TERMINUS
L.B. = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT

KESHAVARZ ASSOCIATES
Civil Engineers • Land Surveyors
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West Palm Beach, Florida 33401
Tel: (561) 699-9991 Fax: (561) 699-9996

Table with columns: DATE, SCALE, DRAWN, CHECKED, APPROVED, DWG No, PROJECT No, SHEET No. Values: DATE: 12/11/13, SCALE: N/A, DRAWN: SFB, CHECKED: SFB, APPROVED: SFB, DWG No: D12-996P, PROJECT No: 12-996, SHEET No: 1 of 4

