0869.005

71

COLONY RESERVE AT LAKE WORTH

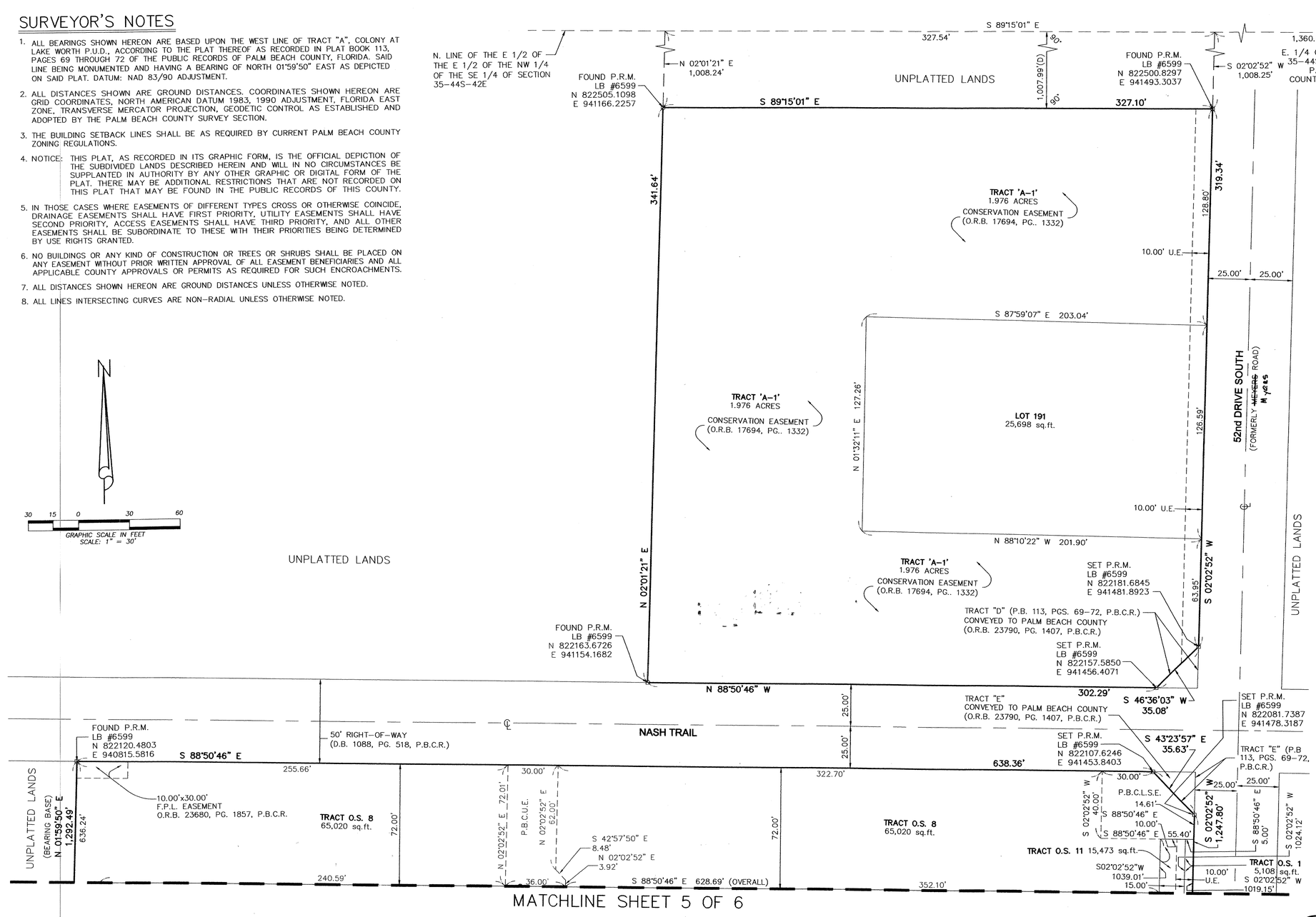
BEING A REPLAT OF TRACT "A" AND TRACT "B" OF THE PLAT OF COLONY AT LAKE WORTH P.U.D.
AS RECORDED IN PLAT BOOK 113, PAGES 69–72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING WITHIN THE SOUTHEAST ONE–QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 6 OF 6

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

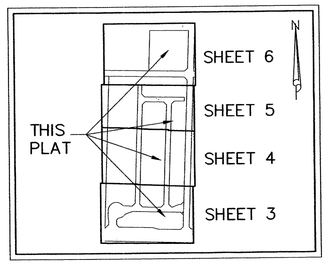
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ .M.
THIS _____
DAY OF _____, 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: _____
DEPUTY CLERK

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT "A", COLONY AT LAKE WORTH P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THROUGH 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEING MONUMENTED AND HAVING A BEARING OF NORTH 01°59'50" EAST AS DEPICTED ON SAID PLAT. DATUM: NAD 83/90 ADJUSTMENT.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
3. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. 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.
5. 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.
6. 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 ENCROACHMENTS.
7. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. ALL LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS OTHERWISE NOTED.



MATCHLINE SHEET 5 OF 6



KEY MAP
NOT TO SCALE

LEGEND

D	=	CENTRAL ANGLE
(D)	=	DESCRIBED
L	=	ARC LENGTH
L.A.E.	=	LIMITED ACCESS EASEMENT
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
LB	=	LICENSED BUSINESS
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.B.C.L.S.E.	=	PALM BEACH COUNTY LIFT STATION EASEMENT
P.B.C.U.E.	=	PALM BEACH COUNTY UTILITY EASEMENT
P.C.N.	=	PARCEL CONTROL NUMBER
PG.	=	PAGE(S)
P.R.M.	=	PERMANENT REFERENCE MONUMENT
R	=	RADIUS
(T)	=	TOTAL
U.E.	=	UTILITY EASEMENT
⊡	=	PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT WITH P.K. NAIL IN BRASS DISC STAMPED "PRM LB 6599"
O	=	(P.C.P.) SET MAG NAIL IN BRASS DISC LB 6599

COORDINATE TRANSLATION DATA

- 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
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00003361354

N 01°59'50" E (PLAT) / N 01°59'50" E (GRID) = 00°00'00" BEARING ROTATION (PLAT TO GRID)

WEST LINE OF TRACT "A", COLONY AT LAKE WORTH P.U.D.

SHEET 6 OF 6

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC.
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SCALE: AS SHOWN	CHECKED BY: DAB	DATE: 07/08/2014
DRAWN BY: RRM	JOB NO.: 14–004–01	