

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 LB #3591

LOXAHATCHEE GROVES COMMONS

BEING A REPLAT OF LOT 2, SIMON TRUST BOUNDARY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

96

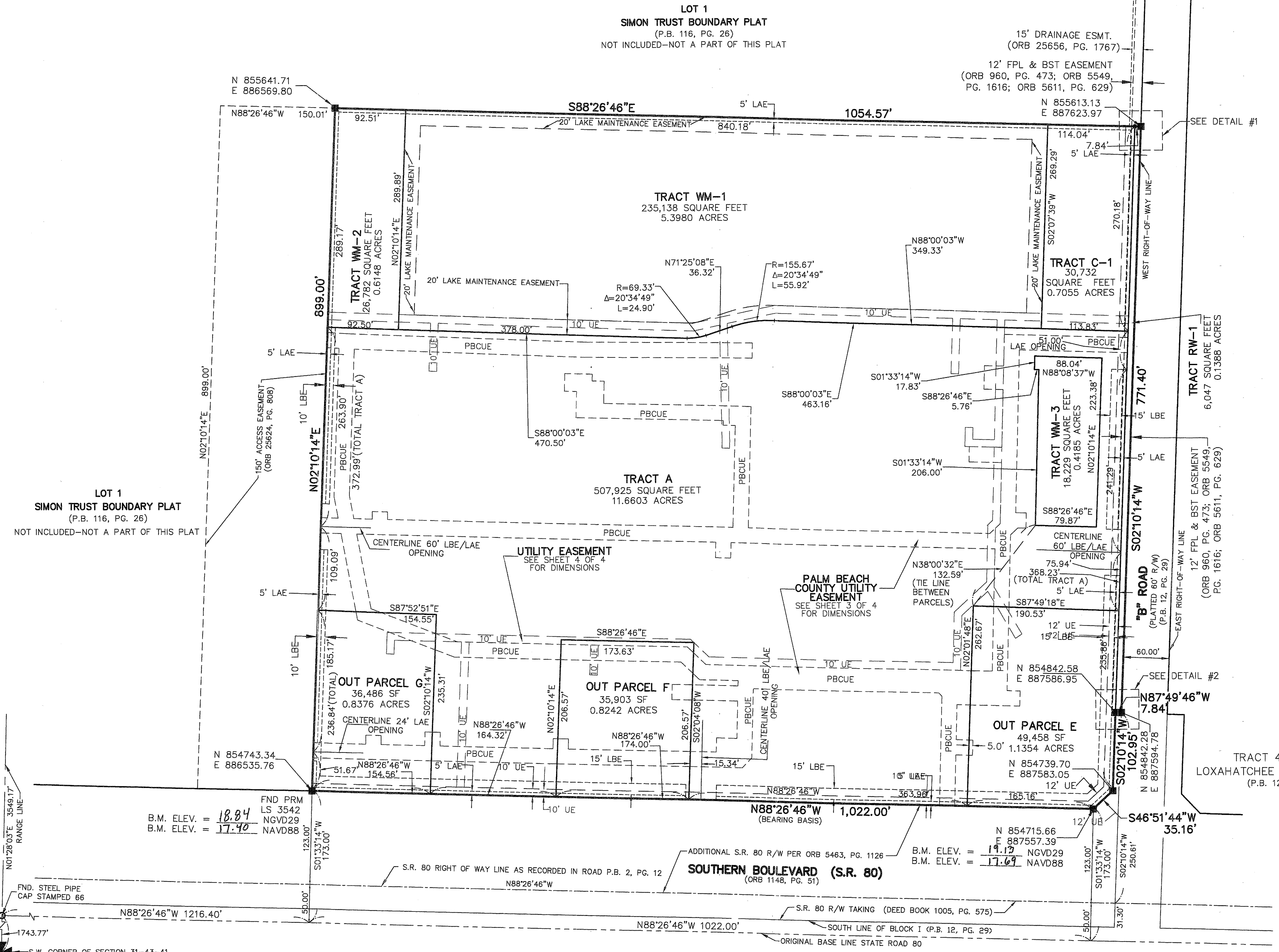
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2015 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: _____
 DEPUTY CLERK

SHEET 2 OF 4

SHEET INDEX
 1 - COVER SHEET
 2 - MAP SHEET
 3 - PBC UTILITY EASEMENT GEOMETRY
 4 - UTILITY EASEMENT GEOMETRY

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 2002 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000002
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 ROTATION EQUATION:
 SOUTH 89°12'34" EAST (PLAT)
 SOUTH 89°12'37" EAST (GRID)
 PLAT TO GRID BEARING = 0°00'03" COUNTER CLOCKWISE
 COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR
 EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2
 CENTIMETER GEODETIC CONTROL SURVEY.
 COORDINATE VALUES SHOWN ARE PER
 SIMON TRUST BOUNDARY PLAT
 PLAT BOOK 116, PAGE 26

SURVEY NOTES:
 1. 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.
 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT
 TOWN OF LOXAHATCHEE GROVES ZONING REGULATIONS.
 3. BEARINGS ARE RELATIVE TO A PLAT BEARING OF N88°26'46"W
 ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 AS
 SHOWN ON THE PLAT BEARING OF N88°26'46"W PLAT, AS
 RECORDED IN PLAT BOOK 116, PAGE 26 OF THE PUBLIC RECORDS
 OF PALM BEACH COUNTY, FLORIDA.
 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 PALM BEACH COUNTY.



LEGEND:
 BST - BELL SOUTH TELEPHONE
 B.M. ELEV. - BENCHMARK ELEVATION
 F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
 FND. - FOUND
 FPL - FLORIDA POWER & LIGHT
 LAE - DENOTES LIMITED ACCESS EASEMENT
 LBE - DENOTES LANDSCAPE BUFFER EASEMENT
 NGVD29 - NATIONAL GEODETIC VERTICAL DATUM OF 1929
 NAVD88 - NORTH AMERICAN VERTICAL DATUM OF 1988.
 N.T.S. - DENOTES NOT TO SCALE
 O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 (P) - DENOTES PLAT
 P.B. - DENOTES PLAT BOOK
 PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
 PG. - DENOTES PAGE
 Δ - DENOTES DELTA (CENTRAL ANGLE)
 L - DENOTES ARC LENGTH
 R - DENOTES RADIUS
 R/W - DENOTES RIGHT-OF-WAY
 SF - DENOTES SQUARE FEET
 S.R. - DENOTES STATE ROAD
 UE - INDICATES UTILITY EASEMENT.
 P.R.M. [] - INDICATES 4" X 4" X 24" PERMANENT
 REFERENCE MONUMENT MARKED LB 3591,
 UNLESS OTHERWISE NOTED

