GRANDVIEW PALM SUBDIVISION

LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF TRACT 23, MODEL LAND CO. SUBDIVISION OF THE N.W.1/4 AND THE S.E.1/4 OF THE N.E.1/4, THE W.1/2 AND THE S.E.1/4 OF SEC. 2 T.44S. R.42E., RECORDED IN PLAT BOOK 5, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

N

0 10 20 40

SCALE: 1" = 20'

LEGEND:

ABBREVIATIONS:
P.O.B. – POINT OF BEGINNING
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
P.B. – PLAT BOOK
NO. – NUMBER
PG. – PAGE
R/W – RIGHT-OF-WAY
SEC. – SECTION
PBCo or PBC – PALM BEACH COUNTY
℄ – CENTERLINE
(G) – GROUND DISTANCE
NAD – NORTH AMERICAN DATUM
LB – LICENSED BUSINESS
2/44/42 – SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
B.E. – BUFFER EASEMENT
W.M.M.E. – WATER MANAGEMENT MAINTENANCE EASEMENT
M.R.O.E. – MAINTENANCE AND ROOF OVERHANG EASEMENT
LLC – LIMITED LIABILITY COMPANY
L.M.A.E. – LAKE MAINTENANCE ACCESS EASEMENT

SYMBOLS:
□ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE

O MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP, UNLESS NOTED OTHERWISE

STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM – NAD 83, 1990 ADJUSTMENT
C. ZONE – FLORIDA EAST
D. LINEAR UNIT – US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
H. SCALE FACTOR – 1.0000348
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE

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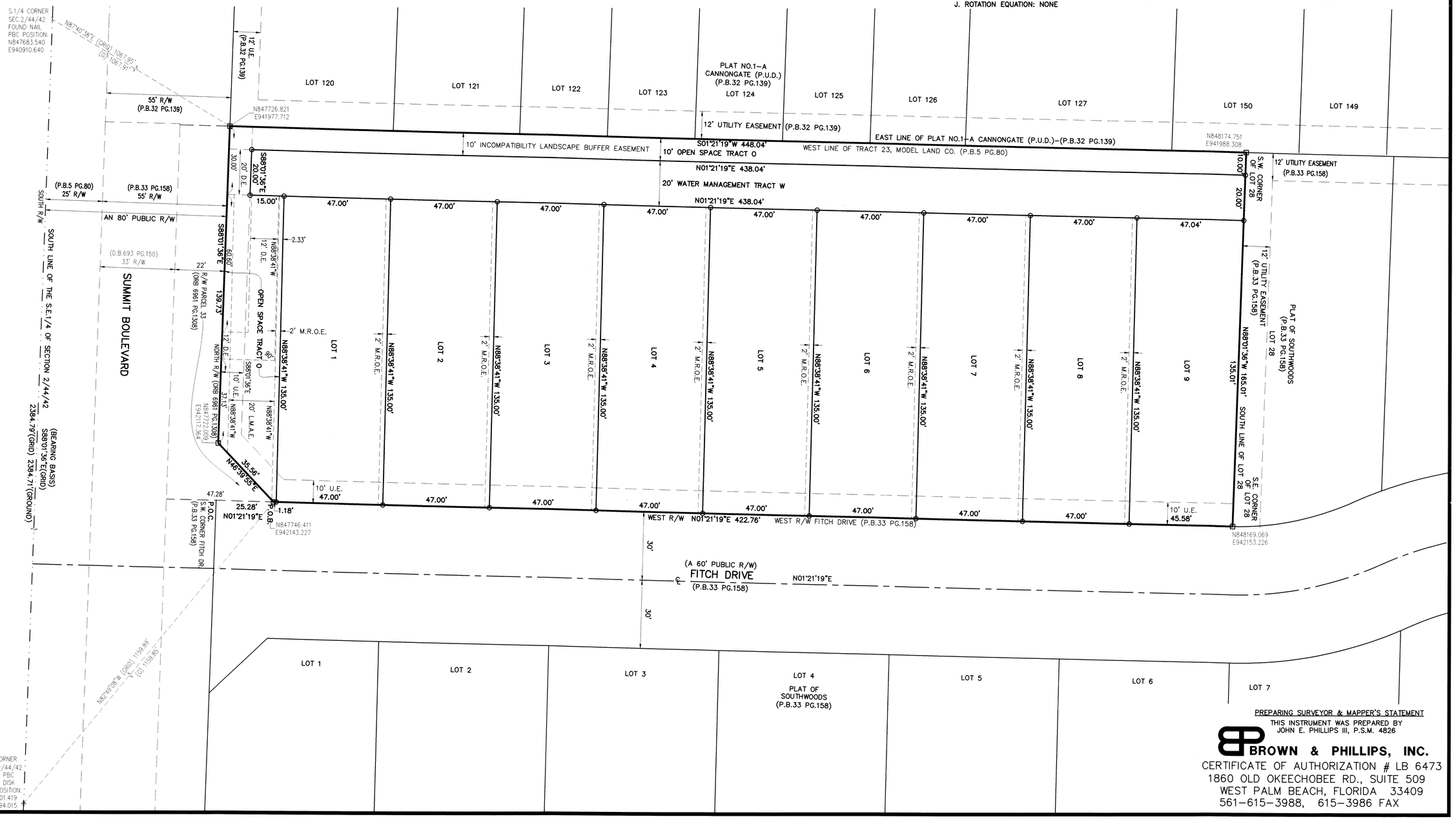

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
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