THIS INSTRUMENT WAS PREPARED BY REVE DEL MIZNER PLAT JOHN T DOOGAN, P.L.S.

AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432 BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 8, RICKARD'S SURVEY OF BOCA RATON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (561) 392-2594 SAID LANDS LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. **EAST BOCA RATON ROAD** 50' RIGHT-OF-WAY (P.B. 7, PG. 34, P.B.C.R.) (P.B. 7, PG. 34, P.B.C.R.) NORTH LINE OF INDIES PLAT (P.B. 87, PGS. 48 & 49, P.B.C.R.) N89'35'20"W 6' WATERLINE EASEMENT SIDEWALK EASEMENT -(P.B. 87, PGS. 48-49, P.B.C.R.) TRACT 'A' 2,053 SQUARE FEET 10' SANITARY EASEMENT 10' UTILITY EASEMENT N90°00'00"E -(P.B. 87, PGS. 48-49, P.B.C.R.) ~(P.B. 87, PGS. 48–49, P.B.C.R.) -2' PERMANENT EASEMENT N90°00'00"E (O.R.B. 6423, PG. 903, P.B.C.R.) 32.77 EAST LINE OF INDIES PLAT-LOT 1 (P.B. 87, PGS. 48-49, P.B.C.R.) 3,061 SQUARE FEET N900000"E PROPOSED RIGHT OF WAY LOT 2 2,678 SQUARE FEET LOT 1 INDIES PLAT N90°00'00"E (P.B. 87, PGS. 48-49, P.B.C.R.) 2,679 SQUARE FEET OTAL AREA OF PLAT LOT 4 2,679 SQUARE FEET N90°00'00"E LOT 5 3,291 SQUARE FEET 10' DRAINAGE EASEMENT (P.B. 87, PGS. 48-49, P.B.C.R.)— PROPOSED RIGHT OF WAY 6' UTILITY EASEMENT -(P.B. 87, PGS. 48–49, P.B.C.R.) *36.15*° N89'34'41"W 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.

SHEET 2 OF 2 SHEETS

TABULAR DATA		
LOT 1	3,061 SQUARE FEET	0.0703 ACRES
LOT 2	2,678 SQUARE FEET	0.0615 ACRES
LOT 3	2,679 SQUARE FEET	0.0615 ACRES
LOT 4 LOT 5	2,679 SQUARE FEET 3,291 SQUARE FEET	0.0615 ACRES 0.0756 ACRES
TRACT 'A'	2,053 SQUARE FEET	0.0471 ACRES
TRACT 'B'	677 SQUARE FEET	0.0471 ACRES
IIIACI D	O// SQUARE FEET	U.UIDD ACKES
TOTAL AREA OF PLAT	17,118 SQUARE FEET	0.3930 ACRES

## **SURVEYOR'S NOTES:**

- 1. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF
- LOT 1, P.B. 87, PG. 48, P.B.C.R., HAVING A BEARING OF S00°03'34"E. 3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL
- 4. ABBREVIATION LEGEND: € = CENTERLINE; L.B. = LICENSED BUSINESS; = ARC LENGTH; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG(S). = PAGES(S); P.L.S. =PROFESSIONAL LAND SURVEYOR; PRM = PERMANENT REFERENCE
- MONUMENT; R= RADIUS. 5. O - INDICATES SET PERMANENT REFERENCE MONUMENT, A 5/8"x18" IRON ROD WITH A CAP STAMPED "PRM AVIROM LB 3300"
- 6. - INDICATES SET NAIL & DISC, STAMPED "PRM AVIROM LB 3300".
- 7. 

   INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH CAP STAMPED "PRM L.B. 6456".



AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROM-SURVEY.com © 2021 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permiss

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