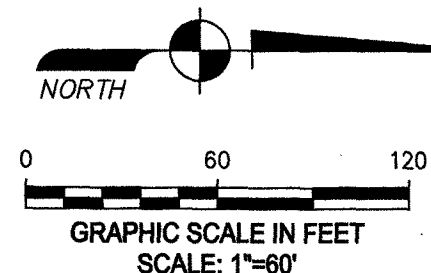


THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. AVIROM, P.S.M.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER 2025

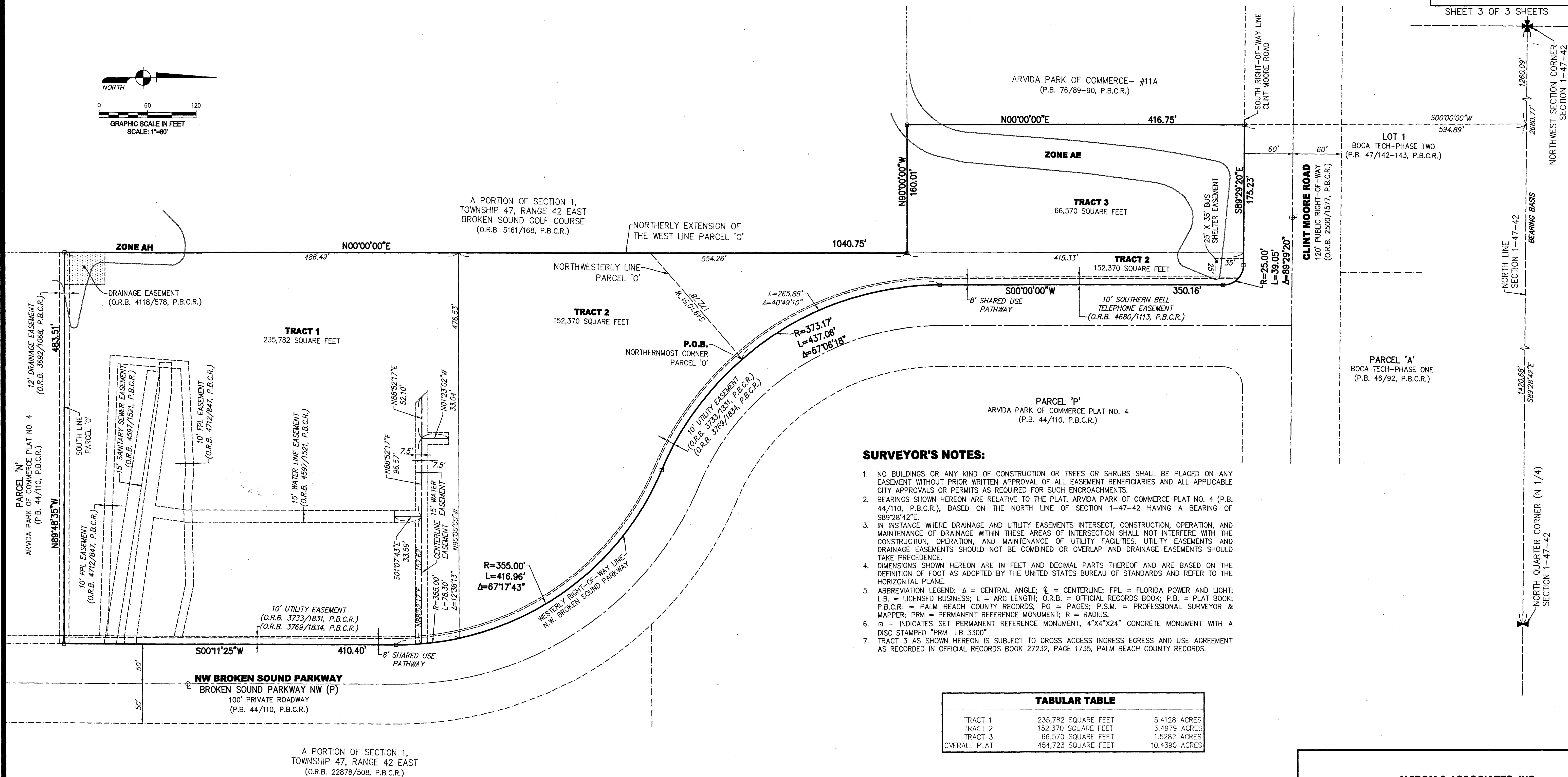
ATRIUM AT BOCA RATON

BEING A REPLAT OF PARCEL 'O', ARVIDA PARK OF COMMERCE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42, EAST AS RECORDED IN OFFICIAL RECORDS BOOK 34768, PAGE 940, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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SHEET 3 OF 3 SHEETS



SURVEYOR'S NOTES:

- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, ARVIDA PARK OF COMMERCE PLAT NO. 4 (P.B. 44/110, P.B.C.R.), BASED ON THE NORTH LINE OF SECTION 1-47-42 HAVING A BEARING OF S89°28'42\"E.
- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOULD NOT BE COMBINED OR OVERLAP AND DRAINAGE EASEMENTS SHOULD TAKE PRECEDENCE.
- 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 PLANE.
- ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; FPL = FLORIDA POWER AND LIGHT; L.B. = LICENSED BUSINESS; L = ARC LENGTH; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG = PAGES; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; PRM = PERMANENT REFERENCE MONUMENT; R = RADIUS.
- - INDICATES SET PERMANENT REFERENCE MONUMENT, 4\"X4\"X24\" CONCRETE MONUMENT WITH A DISC STAMPED \"PRM LB 3300\".
- TRACT 3 AS SHOWN HEREON IS SUBJECT TO CROSS ACCESS INGRESS EGRESS AND USE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27232, PAGE 1735, PALM BEACH COUNTY RECORDS.

TABULAR TABLE

TRACT 1	235,782 SQUARE FEET	5.4128 ACRES
TRACT 2	152,370 SQUARE FEET	3.4979 ACRES
TRACT 3	66,570 SQUARE FEET	1.5282 ACRES
OVERALL PLAT	454,723 SQUARE FEET	10.4390 ACRES

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.



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594
WWW.AVIROMSURVEY.COM
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