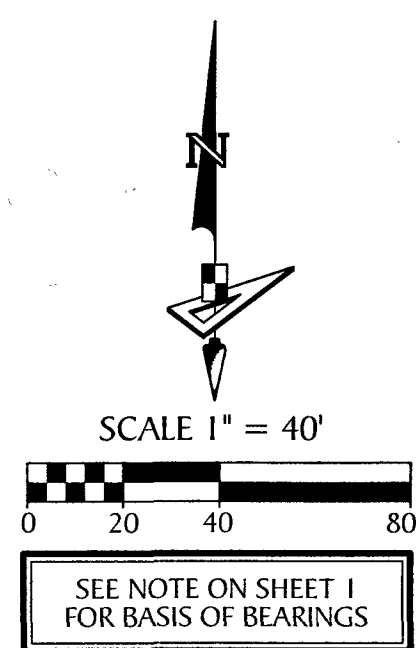


TRIANGLE COMMERCE CENTER LOT 7 REPLAT

BEING A REPLAT OF LOT 7, TRIANGLE COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 99 AND 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

161



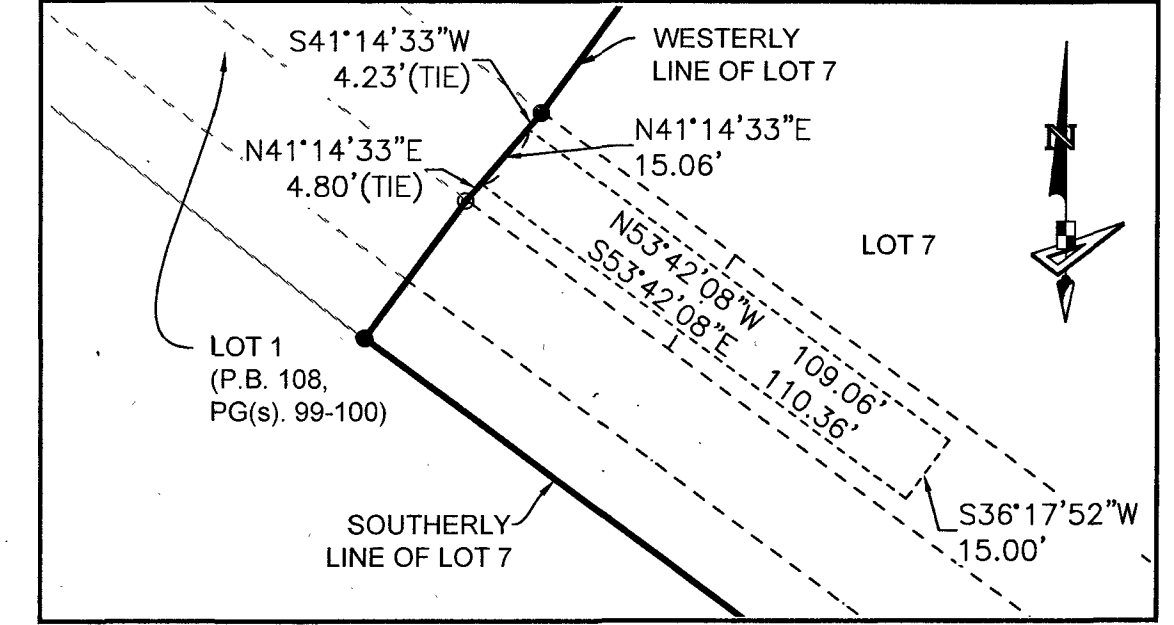
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

- STATE PLANE COORDINATE NOTES:
- a. ALL DISTANCES ARE GRID
 - b. SCALE FACTOR=1.0000378
 - c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE
 - d. ZONE = FLORIDA EAST ZONE
 - e. DATUM = NAD 83-1990 ADJUSTMENT
 - f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - g. LINEAR UNIT = U.S. SURVEY FEET
 - h. GROUND BEARINGS = N53°42'08"W
 - i. GRID BEARING = N53°42'08"W
 - j. ROTATION= 00°00'00" (NO ROTATION)

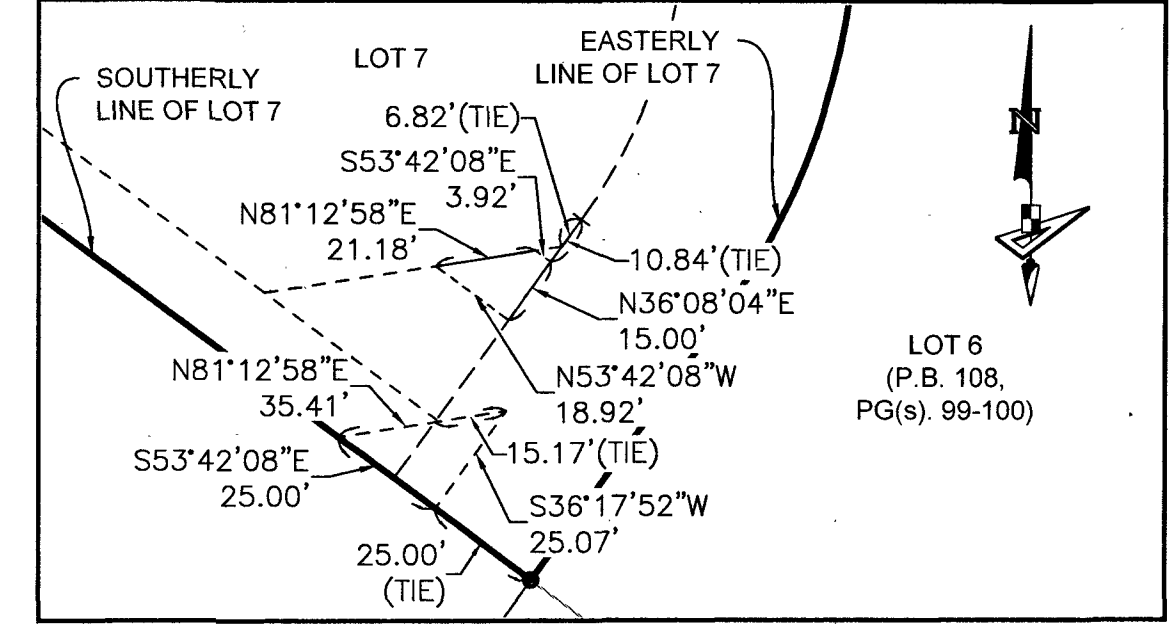
LEGEND

- | | |
|--|---|
| P.B. ---- PLAT BOOK | L.A.E. ---- LIMITED ACCESS EASEMENT |
| PG. ---- PAGE | R/W ---- RIGHT-OF-WAY |
| (P) ---- PLAT | O/S ---- OFF-SET |
| O.R./O.R.B. ---- OFFICIAL RECORDS BOOK | (TYP.) ---- TYPICAL |
| P.O.B. ---- POINT OF BEGINNING | CL ---- CENTER LINE OF ROAD |
| U.E. ---- UTILITY EASEMENT | FDOT ---- FLORIDA DEPARTMENT OF TRANSPORTATION |
| A.K.A. ---- ALSO KNOWN AS | EASE ---- EASEMENT |
| P.B.C. ---- PALM BEACH COUNTY | LB ---- LICENSED BUSINESS |
| R.P.B. ---- ROAD PLAT BOOK | PRM ---- PERMANENT REFERENCE MONUMENT |
| P.C. ---- POINT OF CURVATURE | CORBUSD ---- CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT |
| P.T. ---- POINT OF TANGENCY | Q.S. ---- QUARTER SECTION LOCATION |
| P.R.C. ---- POINT OF REVERSE CURVATURE | N.T.I. ---- NON-TANGENT INTERSECTION |
| N.T.I. ---- NON-TANGENT INTERSECTION | R ---- RADIUS |
| R ---- RADIUS | L ---- ARC LENGTH |
| D ---- DELTA-CENTRAL ANGLE | L.B.E. ---- LANDSCAPE BUFFER EASEMENT |
| L.B.E. ---- LANDSCAPE BUFFER EASEMENT | ●/FIP ---- FOUND 1/2" IRON PIPE |
| ●/FIP ---- FOUND 1/2" IRON PIPE | ○/FMGD ---- FOUND MAG NAIL & DISK |
| ○/FMGD ---- FOUND MAG NAIL & DISK | B&P ---- BROWN & PHILLIPS INC |
| FP&L ---- FLORIDA POWER & LIGHT | |

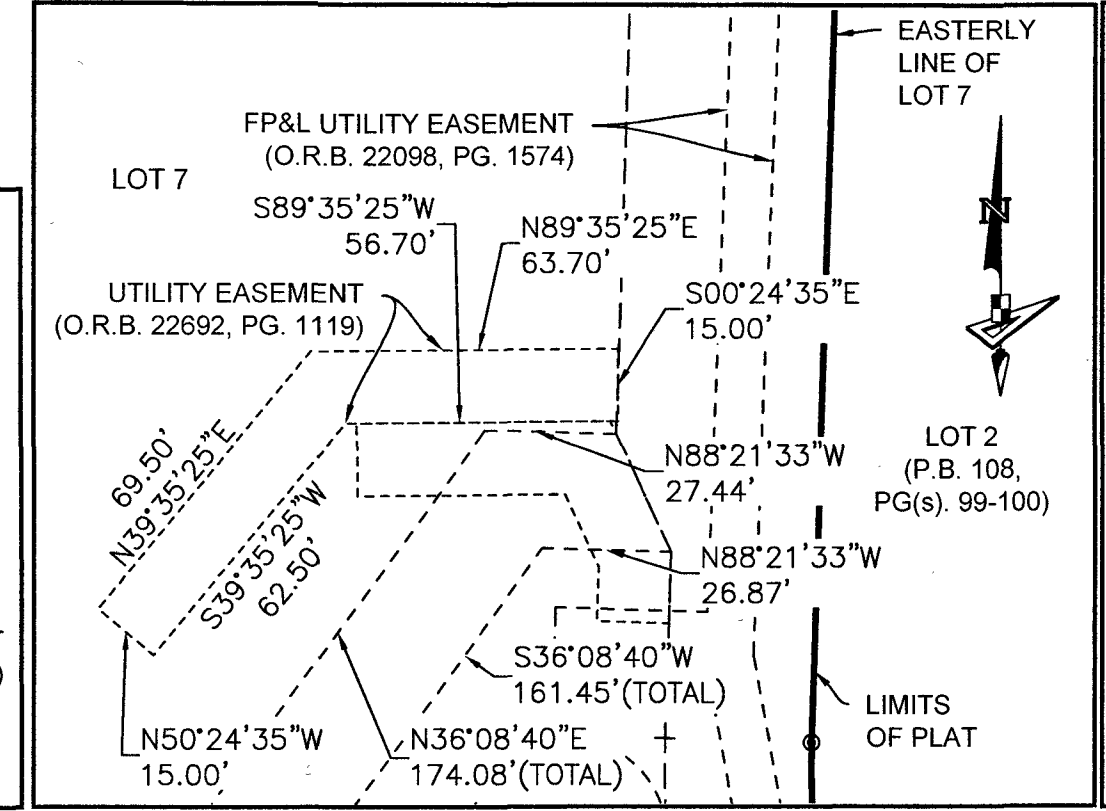
DETAIL "G" SCALE: 1"=40'



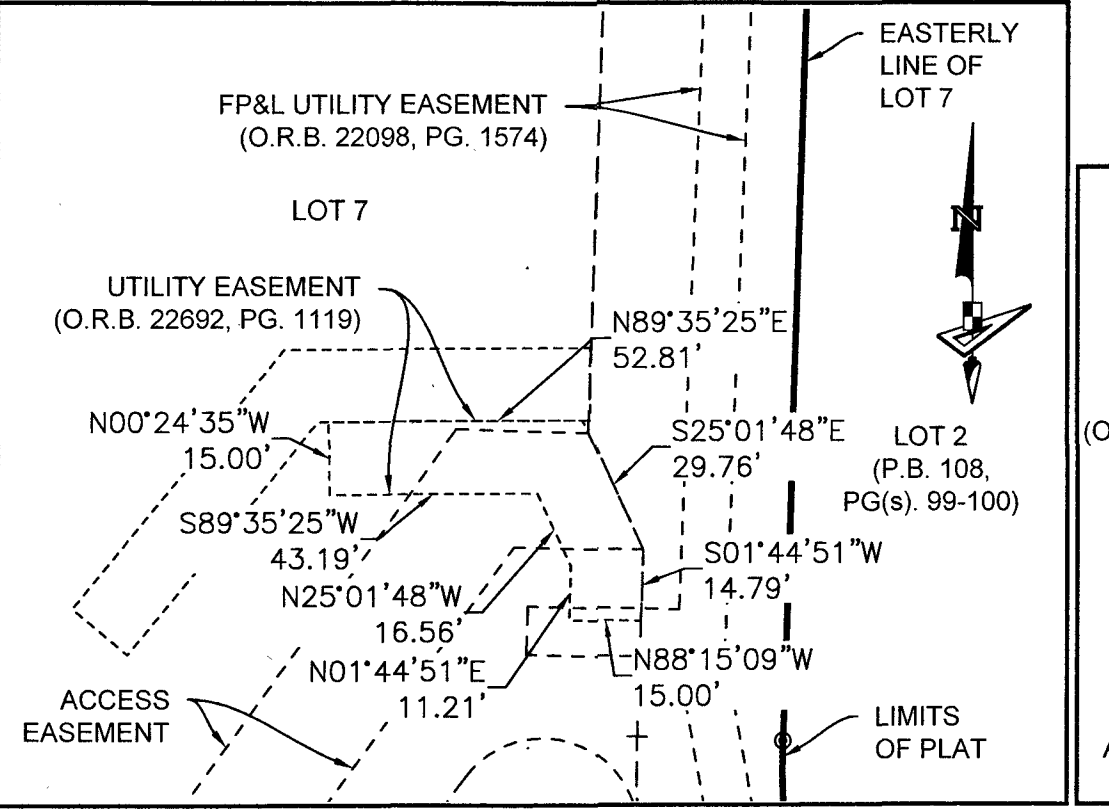
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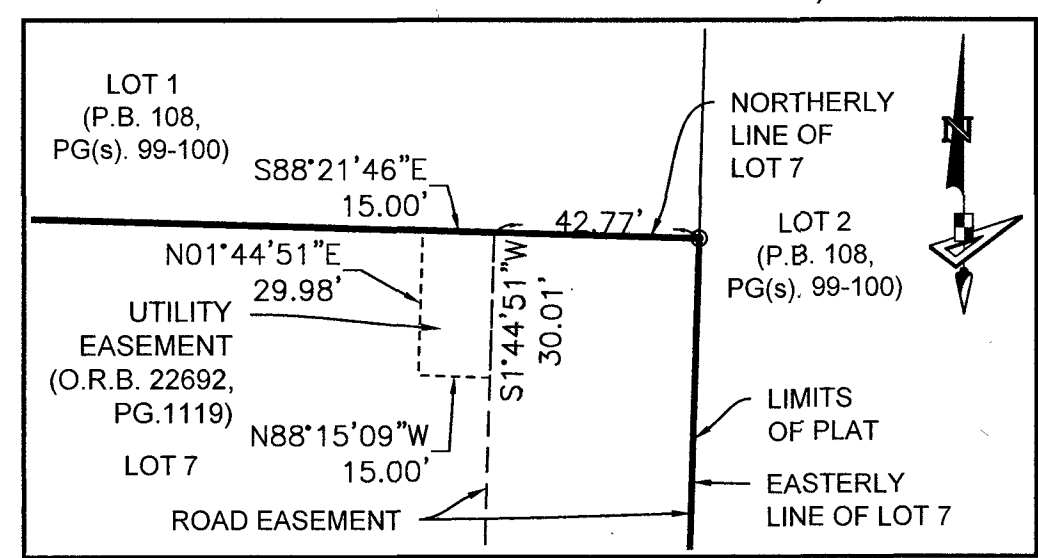
DETAIL "C" SCALE: 1"=40'



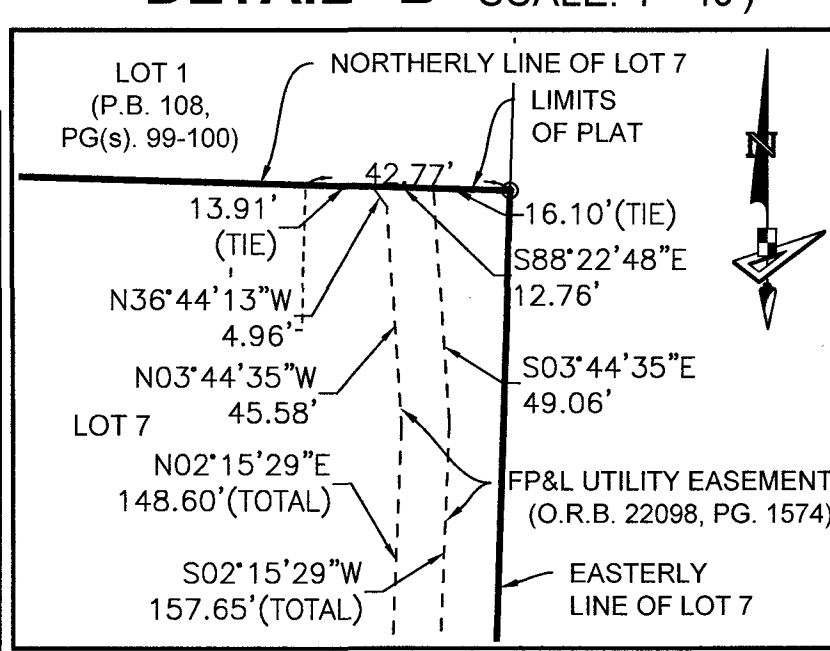
DETAIL "D" SCALE: 1"=40'



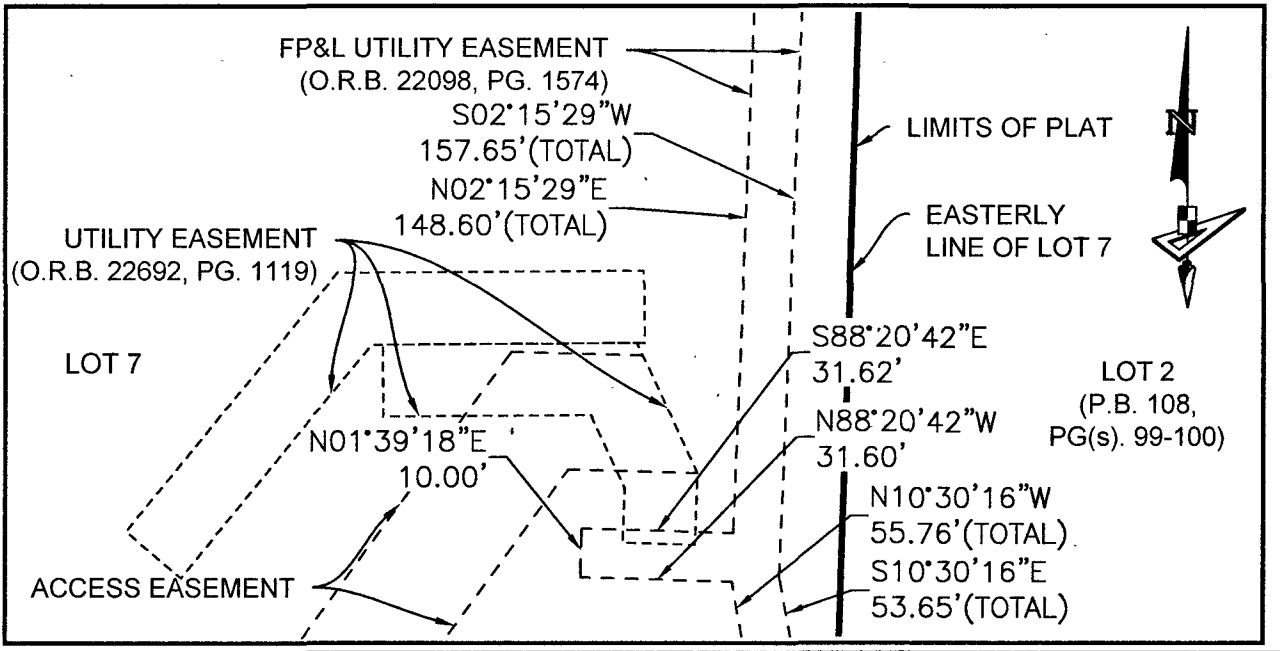
DETAIL "A" SCALE: 1"=40'



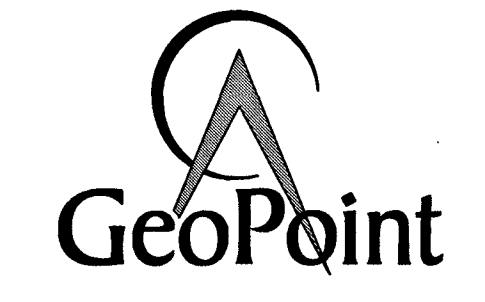
DETAIL "B" SCALE: 1"=40'



DETAIL "E" SCALE: 1"=40'



THIS INSTRUMENT PREPARED BY
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