

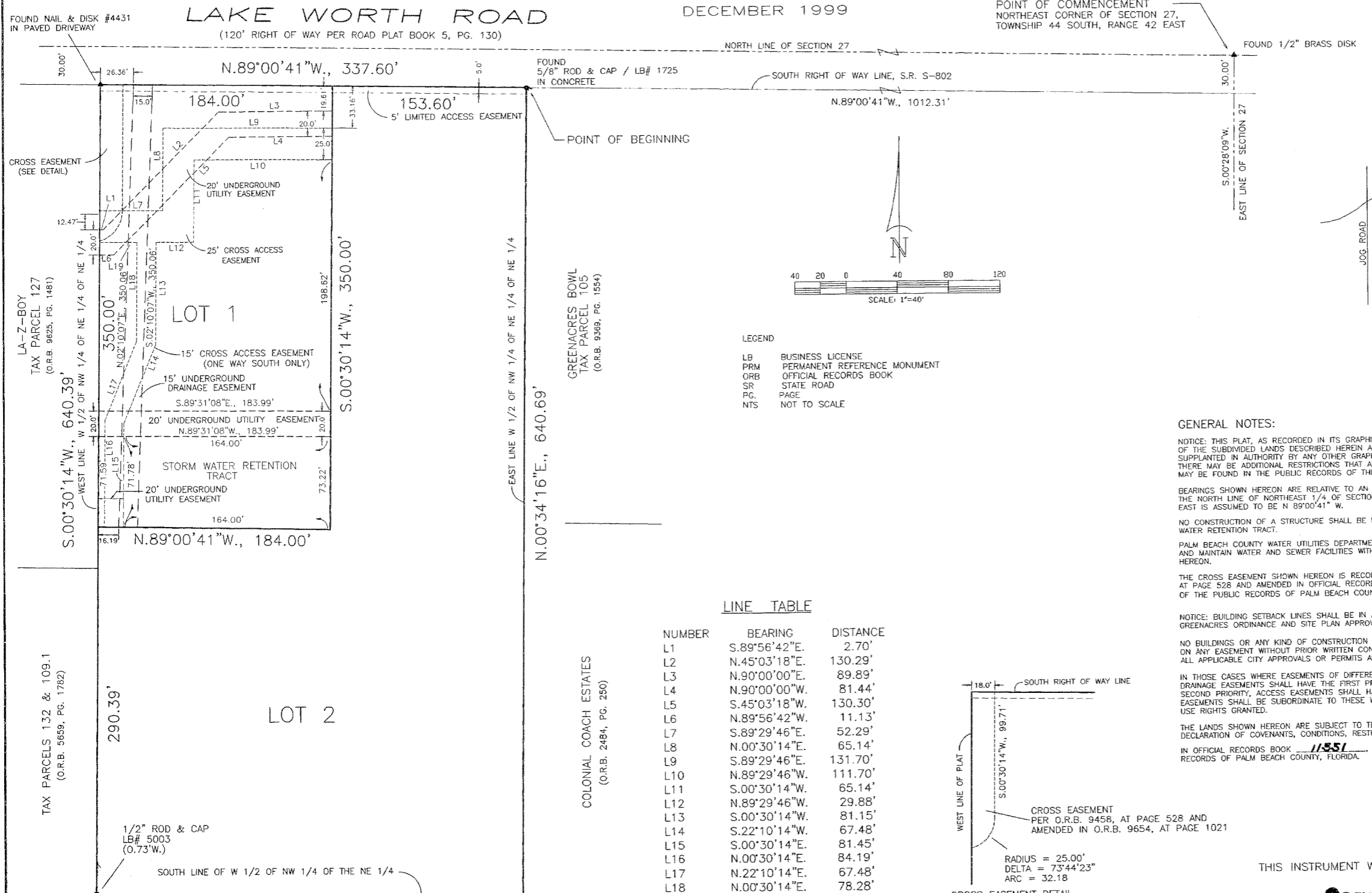
# PLAT OF THE BURGER TRACT, PCD

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2  
DECEMBER 1999

16

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
This Plat was filed for record at  
this \_\_\_ day of \_\_\_\_\_, 19\_\_  
and duly recorded in Plat Book \_\_\_\_\_  
on Page \_\_\_\_\_  
DOROTHY WILKENS  
Clerk of the Circuit Court  
by \_\_\_\_\_ D.C.



FOUND NAIL & DISK #4431 IN PAVED DRIVEWAY

LA-Z-BOY TAX PARCEL 127 (O.R.B. 9625, PG. 1481)

TAX PARCELS 132 & 109.1 (O.R.B. 5659, PG. 1782)

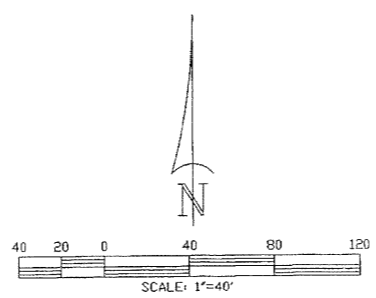
TAX PARCEL 115.1 (ORB 4391, PG. 1615)

LAKE WORTH ROAD  
(120' RIGHT OF WAY PER ROAD PLAT BOOK 5, PG. 130)

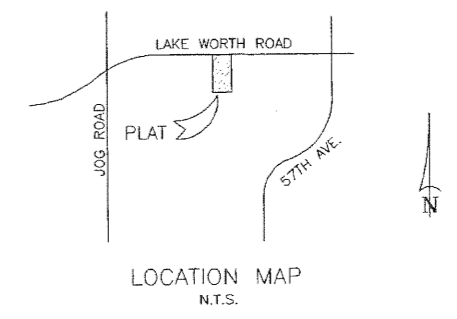
POINT OF COMMENCEMENT  
NORTHEAST CORNER OF SECTION 27,  
TOWNSHIP 44 SOUTH, RANGE 42 EAST

NORTH LINE OF SECTION 27  
SOUTH RIGHT OF WAY LINE, S.R. S-802

FOUND 1/2" BRASS DISK  
EAST LINE OF SECTION 27



LEGEND  
LB BUSINESS LICENSE  
PRM PERMANENT REFERENCE MONUMENT  
ORB OFFICIAL RECORDS BOOK  
SR STATE ROAD  
PG. PAGE  
NTS NOT TO SCALE

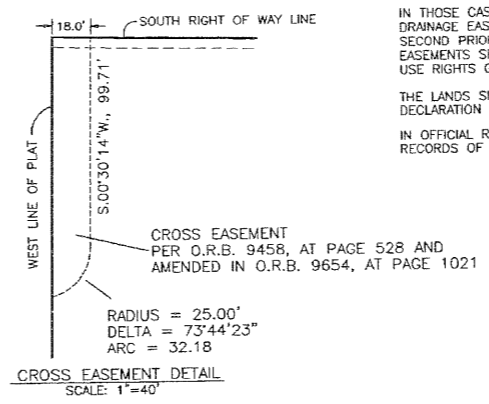


GREENACRES BOWL TAX PARCEL 105 (O.R.B. 9368, PG. 1554)

COLONIAL COACH ESTATES (O.R.B. 2484, PG. 250)

### LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S.89°56'42"E.	2.70'
L2	N.45°03'18"E.	130.29'
L3	N.90°00'00"E.	89.89'
L4	N.90°00'00"W.	81.44'
L5	S.45°03'18"W.	130.30'
L6	N.89°56'42"W.	11.13'
L7	S.89°29'46"E.	52.29'
L8	N.00°30'14"E.	65.14'
L9	S.89°29'46"E.	131.70'
L10	N.89°29'46"W.	111.70'
L11	S.00°30'14"W.	65.14'
L12	N.89°29'46"W.	29.88'
L13	S.00°30'14"W.	81.15'
L14	S.22°10'14"W.	67.48'
L15	S.00°30'14"E.	81.45'
L16	N.00°30'14"E.	84.19'
L17	N.22°10'14"E.	67.48'
L18	N.00°30'14"E.	78.28'
L19	N.89°29'46"W.	29.91'



### GENERAL NOTES:

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.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN. THE NORTH LINE OF NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST IS ASSUMED TO BE N 89°00'41" W.

NO CONSTRUCTION OF A STRUCTURE SHALL BE PERMITTED IN OR ON THE STORM WATER RETENTION TRACT.

PALM BEACH COUNTY WATER UTILITIES DEPARTMENT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AS SHOWN HEREON.

THE CROSS EASEMENT SHOWN HEREON IS RECORDED IN THE OFFICIAL RECORDS BOOK 9458, AT PAGE 528 AND AMENDED IN OFFICIAL RECORDS BOOK 9654, AT PAGE 1021, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTICE: BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF GREENACRES ORDINANCE AND SITE PLAN APPROVAL.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE THE 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.

THE LANDS SHOWN HEREON ARE SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 11851, AT PAGE 1639, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY: JOHN R. CAMPBELL

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