5672-000 WALGREEN'S - HYPOLUXO SURVEY NOTES: THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR A PORTION OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST CAULFIELD and WHEELER, INC. PRIORITY, UTILITY EASEMENTS SHALL HAVE 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. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A STATE OF FLORIDA BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BOCA RATON, FLORIDA 33433 - (561)392-1991 COUNTY OF PALM BEACH BEACH COUNTY ZONING REGULATIONS. APRIL - 2001 NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS THIS PLAT WAS FILED FOR SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT RECORD AT \_\_\_\_\_ M.
THIS \_\_\_\_ DAY OF \_\_\_\_ OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. A.D. 2001 AND DULY RECORDED COORDINATES, BEARINGS AND DISTANCES BEARINGS SHOWN HEREON ARE RELATIVE TO GRID DATUM BASED ON THE IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_ AND \_\_\_\_. SOUTH LINE OF SECTION 6-45-43 BEARING N 88° 25' 10" E. COORDINATES SHOWN ARE GRID ■ P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE DATUM = NAD 83 1990 ADJUSTMENT MONUMENT MARKED LB 3591. ZONE = FLORIDA EASTDOROTHY H. WLKEN LINEAR UNIT = US SURVEY FEET 6. U.E. - INDICATES UTILITY EASEMENT. CLERK CIRCUIT COURT COORDINATE SYSTEM 1983 STATE PLANE 7. ORB - DENOTES OFFICIAL RECORDS BOOK TRANSVERSE MERCATOR PROJECTION LAE - DENOTES LIMITED ACCESS EASEMENT ALL DISTANCES ARE GROUND 9. PCP - DENOTES PERMANENT CONTROL POINT SCALE FACTOR = 1.000042310. N.T.S. - DENOTES NOT TO SCALE GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE DEPUTY CLERK 11. FND - DENOTES FOUND 12.  $\Psi$  - DENOTES CENTERLINE 13. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS GRAPHIC SCALE SHEET 2 OF 2 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. (IN FEET) 1 inch = 30 ft.FLORAL PARK (PLAT BOOK 23, PAGES 129-130) HYPOLUXO VILLAGE BLOCK 4 FLORAL ROAD (UNRECORDED) WINDWARD LANE (50' PUBLIC R/W) N88°25'10"E N 814962.80 (ORB 89, PAGE 595) S45'55'51"E E 953606.94 N 814922.85 ℃ (ORB 6685, PAGE 811) ~13.38**'** 562.29' (OVERALL) E 953044.97 PRM | \TRACT "RW1"N 814947.96 E 953069.28 (ORB 507, PAGE 624,625) N88°25'10"E 814953.49 64.00' 953616.55 -20' BUFFER EASEMENT -STATION EASEMENT POL AGES 6 DA PUBLIC N01'34'50"W LAE/BUFFER ESMT S88'25'10"W `30.00' OPENING FLORII (50' P ECKERD'S 1 (PLAT BOOK 87 PARCEL "A" TRACT "L" HYPOLUXO VILLAGE 64.00' BLOCK 2 (UNRECORDED) 76.00' 73.00 PRM C N 814808.74 E 953617.26 LAE/BUFFER ESMT LAE/BUFFER ESMT OPENING OPENING 25' 25' N 814762.08 SOUTH LINE PARCEL "A" = 459.74 TOTAL E 953343.57 -20' BUFFER EASEMENT -PRM ( 5' LAF /UF - - - 5' LAF /UF 234.88' N 814779.44 E 953578.37 —POINT OF BEGINNING E 953045.67 47.45 5' LAE/UE
TRACT "RW" 234.88' S88°25'10"W 297.88 S88°25'10"W S0016'52"E 6.50' PRM F N 814754.57 E 953071.36 HYPOLUXO ROAD (108' PUBLIC R/W) (O.R.B. 4692, PAGE 1742-1743) (PLAT BOOK 70, PAGES 47 AND 48) (PLAT BOOK 69, PAGES 97) (STATE ROAD 790 PROJECT 93514-2601) (COUNTY PROJECT 3-76-348R/W) S88\*25'10"W 559.72 POINT OF COMMENCEMENT SOUTHEAST CORNER SOUTH LINE OF SECTION 6-45-43 5046.08'(RECORD) N88'25'10"E (BEARING BASIS) SECTION 6-45-43 FOUND PALM BEACH COUNTY BRASS DISK SOUTHWEST CORNER N 814685.212 SECTION 6-45-43 FOUND PALM BEACH COUNTY BRASS DISK E 953693.873 SOUTH RIGHT-OF-WAY LINE N 814546.029 E 948649.711 LAKE WORTH DRAINAGE DISTRICT L-18 CANAL (80' RIGHT-OF-WAY) (ORB 3600, PAGE 450)