

Tract 9
BLOCK 5
"Palm Beach Farms
Company Plat No. 3"
(P.B. 2, PG. 5 45-54, P.B.C.R.)
N 857523.662
E 932326.278

TERRACINA

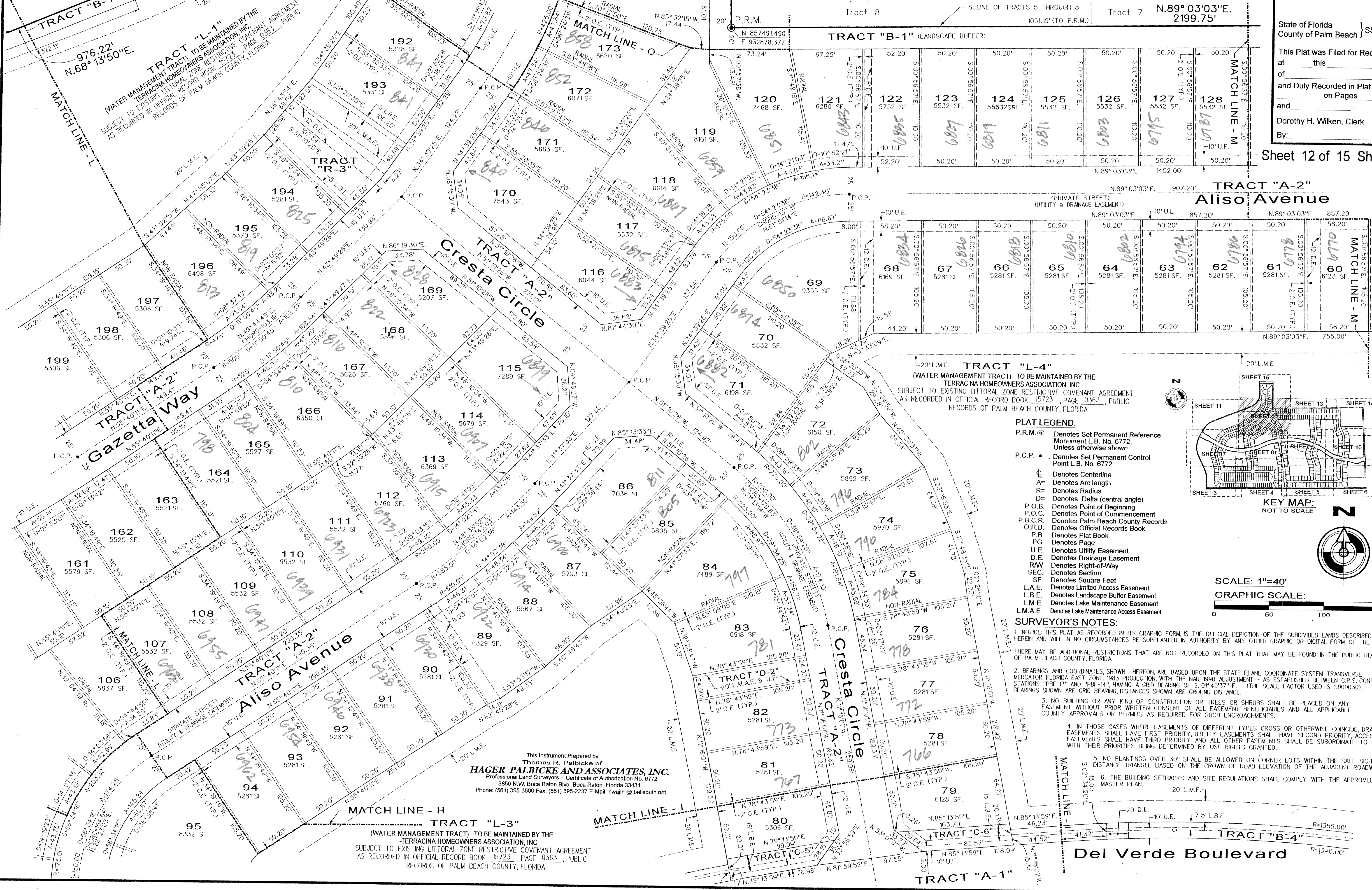
JOHNSON PROPERTY, P.U.D.
A Re-Plat of a portion of Blocks 5 and 6 including the platted rights-of-way contained therein, "PALM BEACH FARMS COMPANY PLAT NO. 3," as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, lying in Sections 33 and 34, Township 43 South, Range 42 East, Palm Beach County, Florida.

BLOCK 5
"Palm Beach Farms Company Plat No. 3"
(P.B. 2, PG. 5 45-54, P.B.C.R.)
N 89° 03' 03" E.
2199.75'

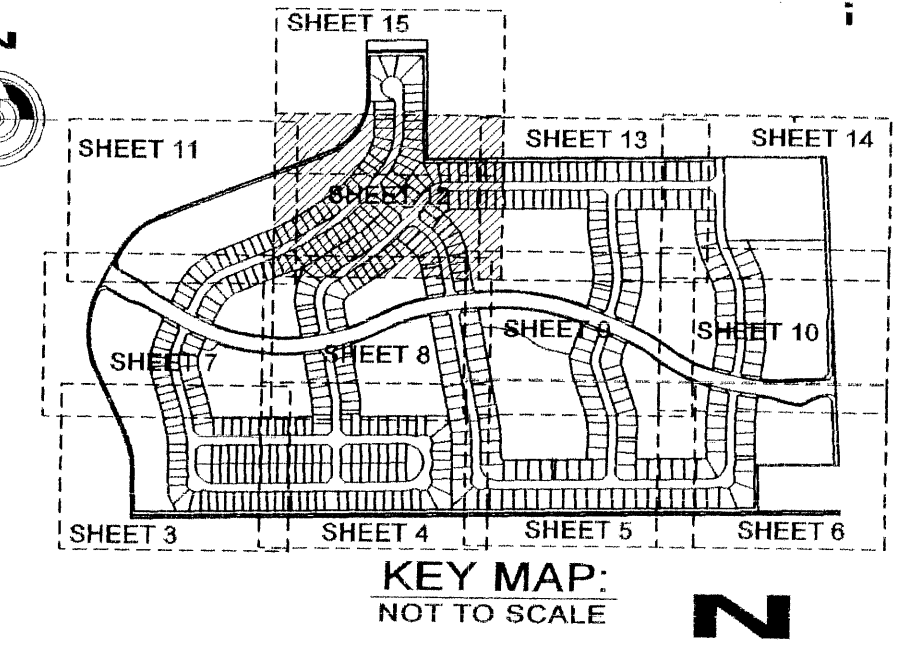
102

State of Florida
County of Palm Beach } SS
This Plat was Filed for Record
at _____ day
of _____ 200____
and Duly Recorded in Plat Book
_____ on Pages
_____ and
Dorothy H. Wilken, Clerk
By: _____ D.C.

Sheet 12 of 15 Sheets



PLAT LEGEND:
P.R.M. (⊙) Denotes Set Permanent Reference Monument L.B. No. 6772, Unless otherwise shown
P.C.P. (•) Denotes Set Permanent Control Point L.B. No. 6772
C Denotes Centerline
A= Denotes Arc length
R= Denotes Radius
D= Denotes Delta (central angle)
P.O.B. Denotes Point of Beginning
P.O.C. Denotes Point of Commencement
P.B.C.R. Denotes Palm Beach County Records
O.R.B. Denotes Official Records Book
P.B. Denotes Plat Book
PG. Denotes Page
U.E. Denotes Utility Easement
D.E. Denotes Drainage Easement
R/W Denotes Right-of-Way
SEC. Denotes Section
SF Denotes Square Feet
L.A.E. Denotes Limited Access Easement
L.B.E. Denotes Landscape Buffer Easement
L.M.E. Denotes Lake Maintenance Easement
L.M.A.E. Denotes Lake Maintenance Access Easement



SURVEYOR'S NOTES:
1. 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, FLORIDA.
2. BEARINGS AND COORDINATES, SHOWN HEREON, ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, 1983 PROJECTION, WITH THE NAD 1983 ADJUSTMENT - AS ESTABLISHED BETWEEN G.P.S. CONTROL STATIONS "PBF-13" AND "PBF-14", HAVING A GRID BEARING OF S. 01° 40' 37" E. - (THE SCALE FACTOR USED IS 1.000030). BEARINGS SHOWN ARE GRID BEARING, DISTANCES SHOWN ARE GROUND DISTANCE.
3. NO BUILDING 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST 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.
5. NO PLANTINGS OVER 30" SHALL BE ALLOWED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE TRIANGLE BASED ON THE CROWN OF ROAD ELEVATION OF THE ADJACENT ROADWAY.
6. THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN.

This Instrument Prepared by
Thomas R. Palbickie of
HAGER PALBICKIE AND ASSOCIATES, INC.
Professional Land Surveyors - Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwajh1@bellsouth.net

SUBDIVISION TERRACINA
BOOK 101
PAGE 102
FLOOD ZONE B
FLOOD HAZ # 150A
ZONING PDD
QUAD # 31
SE
TAZ 914
ZIP CODE 33413
PUB NAME JOHNSON PROPERTY