

# LAUREL OAKS ENCLAVE

BEING A REPLAT OF LOT 7, BLOCK A AND ALL OF BLOCK D,  
 SUBDIVISION OF BLOCK C AND RESUBDIVISION OF LOTS 7 TO 14 INC., BLOCK A, BRYANT PARK  
 RECORDED IN PLAT BOOK 23, PAGE 176  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
 VILLAGE OF PALM SPRINGS  
 PALM BEACH COUNTY, FLORIDA

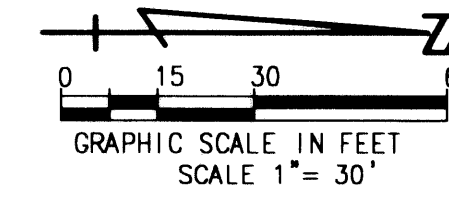
FEBRUARY 2004 SHEET 2 OF 2

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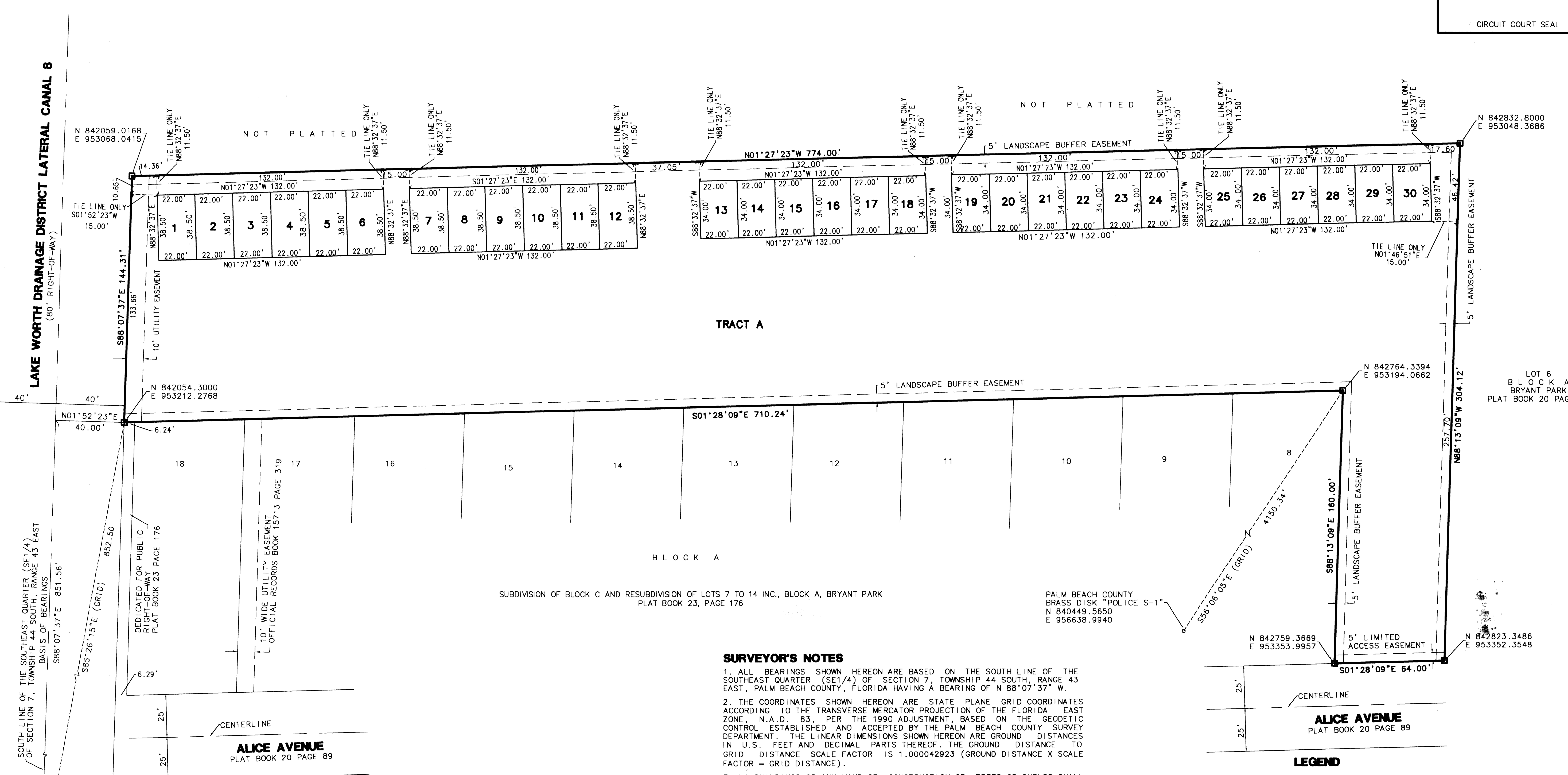
STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
 RECORD \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AD, 2004 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON PAGES  
 \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN, CLERK  
 BY: \_\_\_\_\_, D.C.

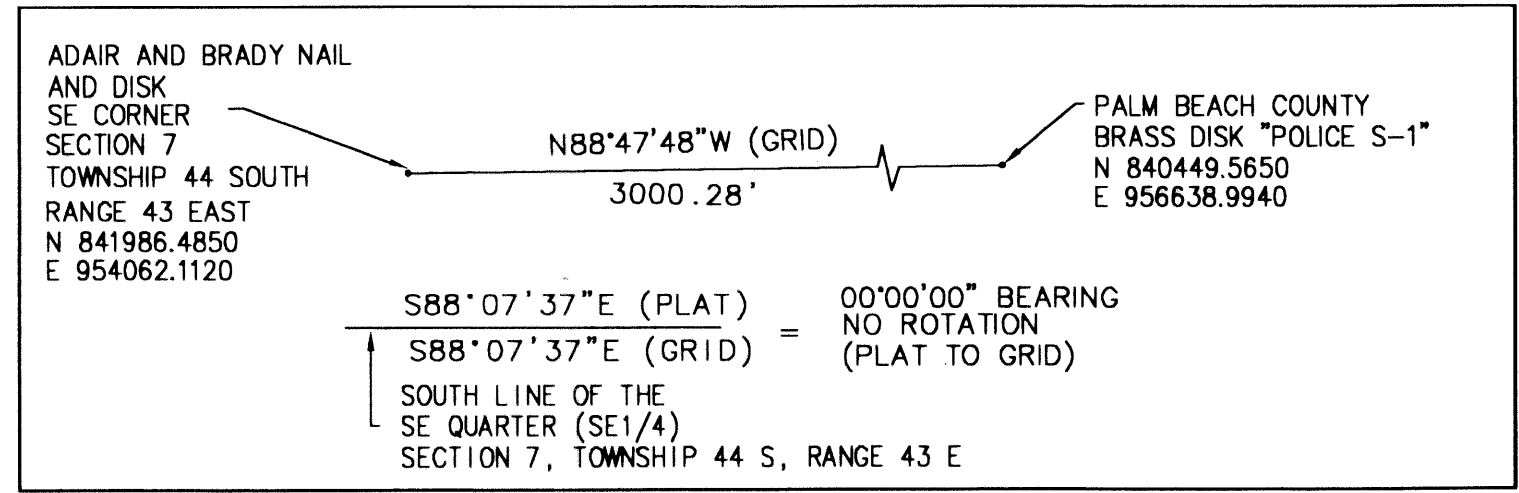


CIRCUIT COURT SEAL



### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF N 88°07'37" W.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000042923 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
- 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**TIMOTHY M. SMITH**  
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 ROYAL PALM BEACH, FL 33411  
 (561) 204-5525  
 LB #6865

**LAUREL OAKS ENCLAVE**

SHEET 2 OF 2

SCALE: 1"=30'
DATE: SEPT 2003
DIRECTORY: BLAKALIC
FIELD BOOK: N/A
DWG NO.: ALICRP01