PINE GROVE TOWNHOMES

A PORTION OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
JEFFREY R. WAGNER
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7301–A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392–1991
JULY – 2003

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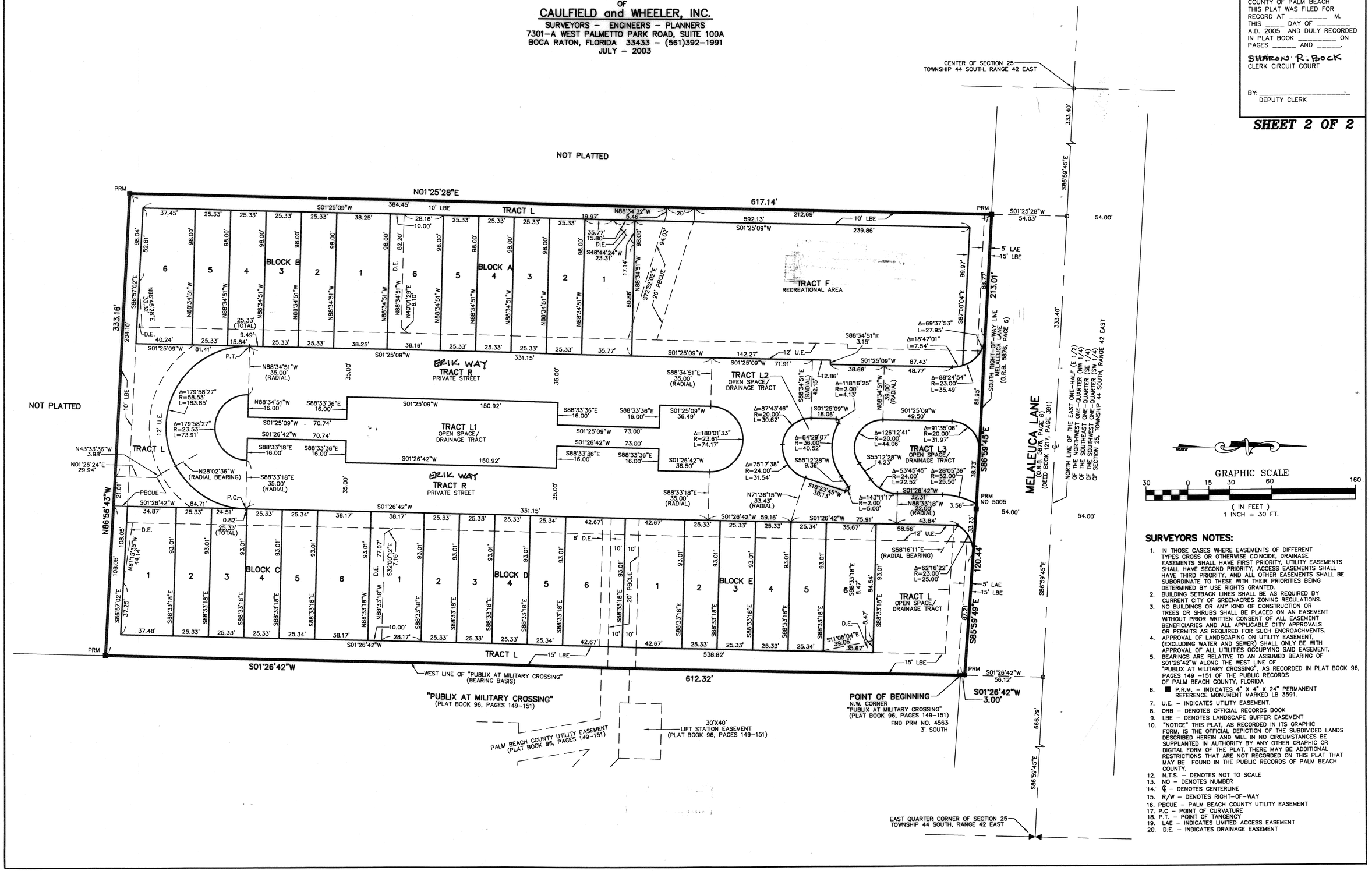
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
A.D. 2005 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____.

SHARON R. BOCK
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2



SURVEYORS NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF S01°26'42"W ALONG THE WEST LINE OF "PUBLIX AT MILITARY CROSSING", AS RECORDED IN PLAT BOOK 96, PAGES 149 –151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
6. ■ P.R.M. – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
7. U.E. – INDICATES UTILITY EASEMENT.
8. ORB – DENOTES OFFICIAL RECORDS BOOK
9. LBE – DENOTES LANDSCAPE BUFFER EASEMENT
10. "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.
12. N.T.S. – DENOTES NOT TO SCALE
13. NO – DENOTES NUMBER
14. ℄ – DENOTES CENTERLINE
15. R/W – DENOTES RIGHT–OF–WAY
16. PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
17. P.C – POINT OF CURVATURE
18. P.T. – POINT OF TANGENCY
19. LAE – INDICATES LIMITED ACCESS EASEMENT
20. D.E. – INDICATES DRAINAGE EASEMENT