

# MFAR PLAZA

A REPLAT OF PORTION OF THE AMENDED PLAT OF VILLA RICA  
AS RECORDED IN PLAT BOOK 29, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
OCTOBER - 2004

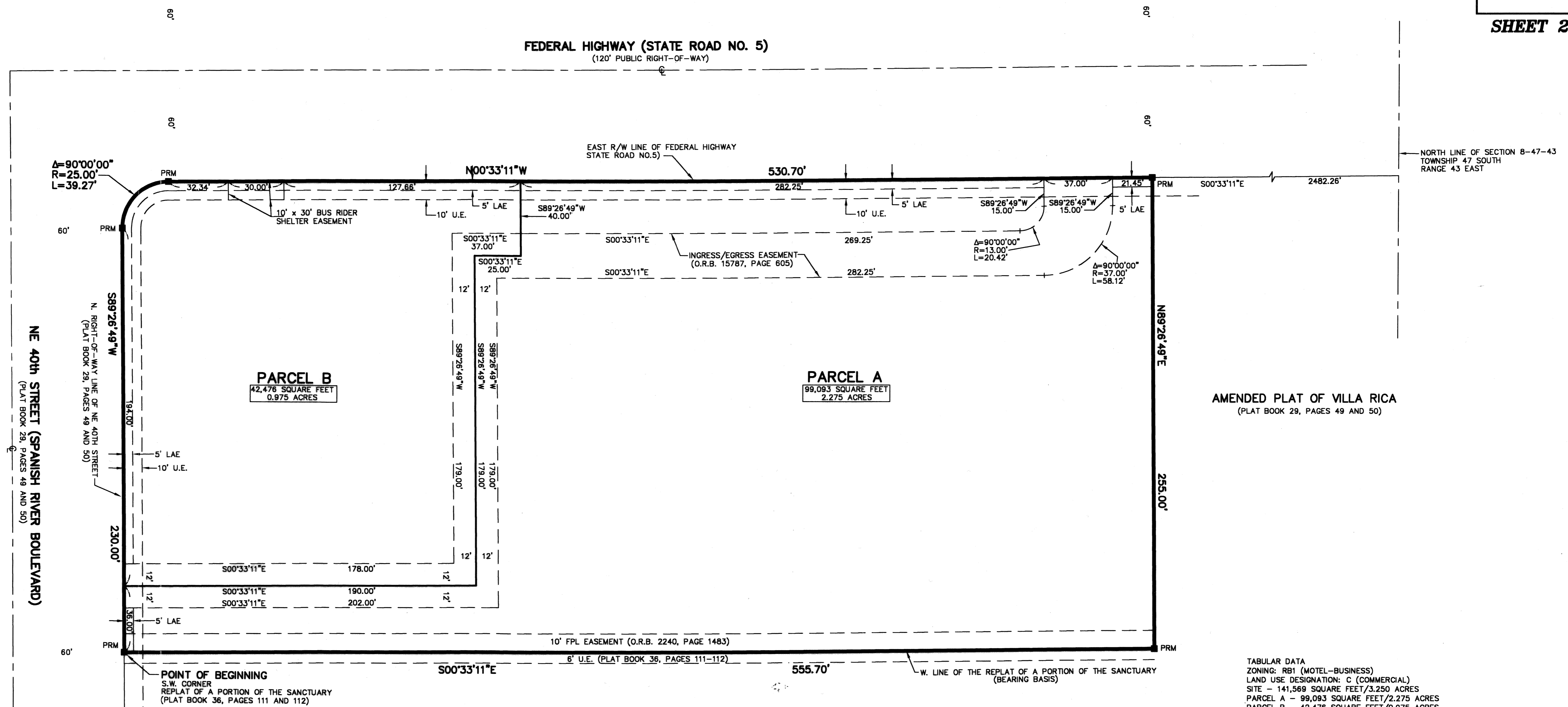
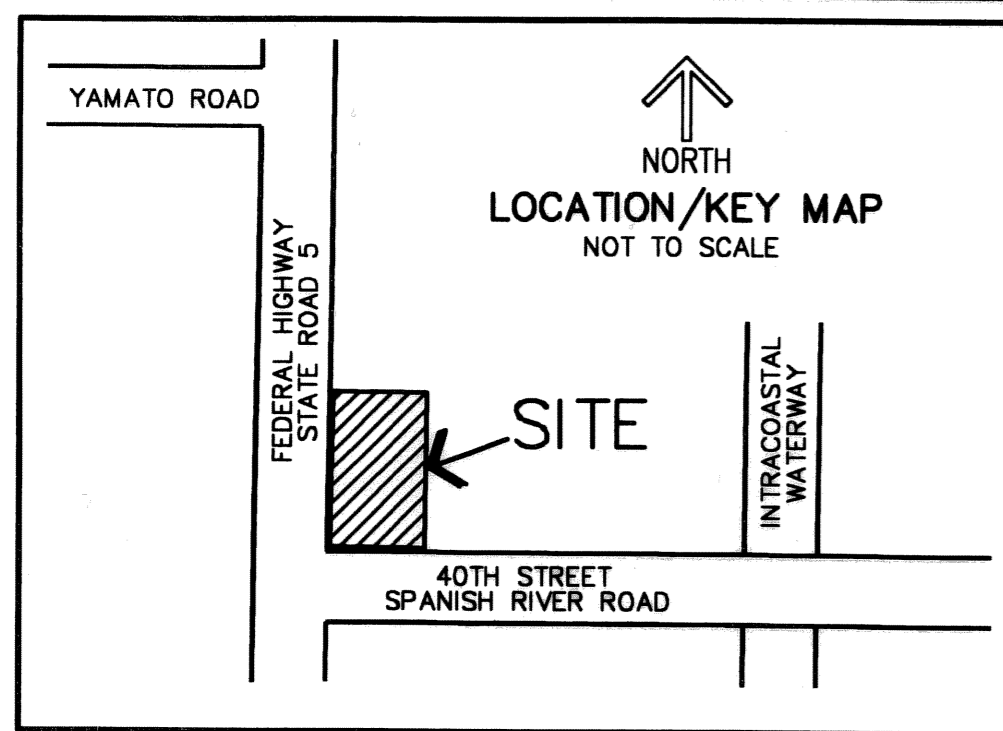
73

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

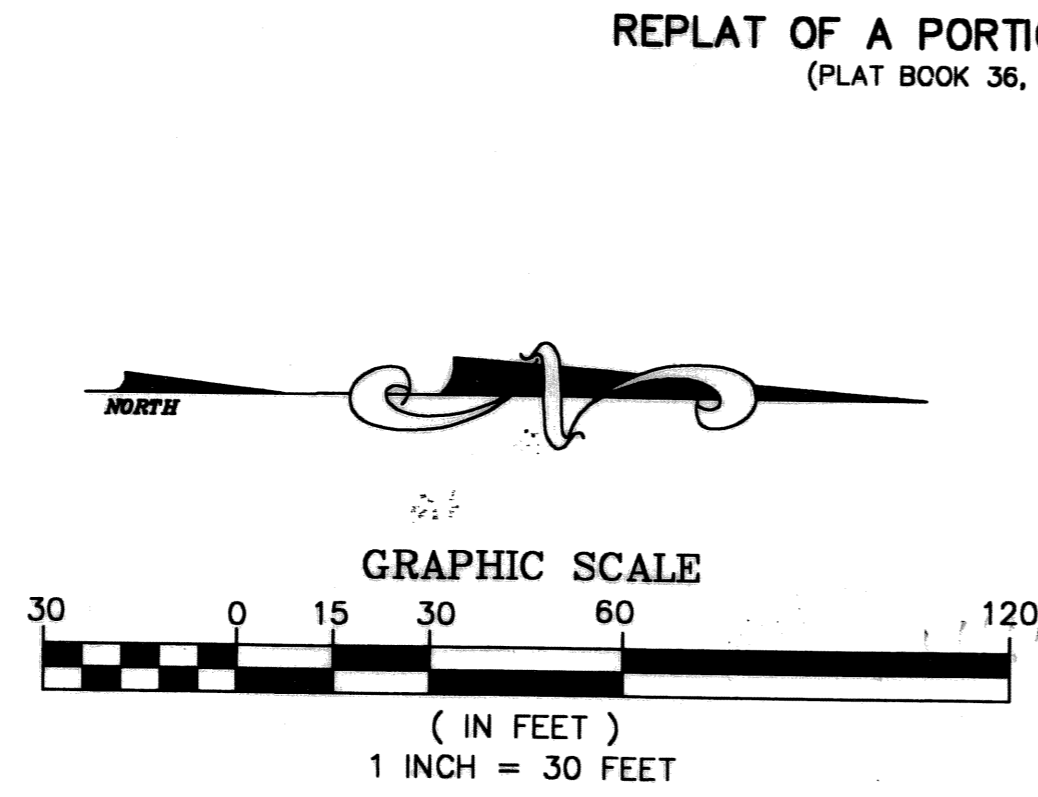
**SHEET 2 OF 2**



TABULAR DATA

ZONING:	RB1 (MOTEL-BUSINESS)
LAND USE DESIGNATION:	C (COMMERCIAL)
SITE -	141,569 SQUARE FEET/3.250 ACRES
PARCEL A -	99,093 SQUARE FEET/2.275 ACRES
PARCEL B -	42,476 SQUARE FEET/0.975 ACRES

- SURVEY NOTES:**
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
  - 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.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF S00°33'11"E ALONG THE WEST LINE OF THE AMENDED PLAT OF VILLA RICA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
  - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
  - "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.
  - NO. - DENOTES NUMBER
  - o - DENOTES CENTERLINE
  - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
  - SQ. FT. - DENOTES SQUARE FEET
  - F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION.
  - U.E. - DENOTES UTILITY EASEMENT
  - C.A.E. - DENOTES COMMON AREA EASEMENT
  - - DENOTES POP LB3591
  - L.A.E. - DENOTES LIMITED ACCESS EASEMENT



REPLAT OF A PORTION OF THE SANCTUARY  
(PLAT BOOK 36, PAGES 111 AND 112)

AMENDED PLAT OF VILLA RICA  
(PLAT BOOK 29, PAGES 49 AND 50)

PARCEL B  
42,476 SQUARE FEET  
0.975 ACRES

PARCEL A  
99,093 SQUARE FEET  
2.275 ACRES