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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  
JANUARY - 2008

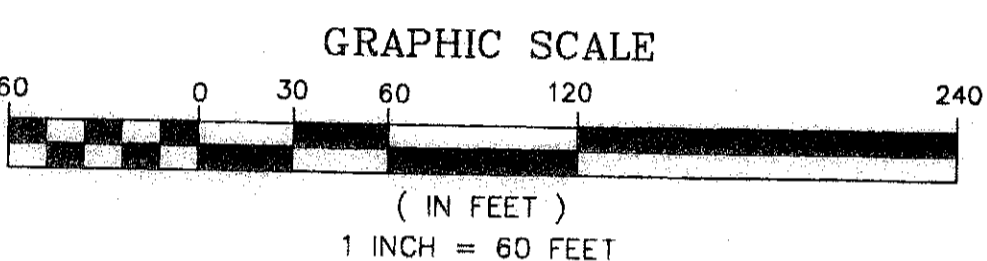
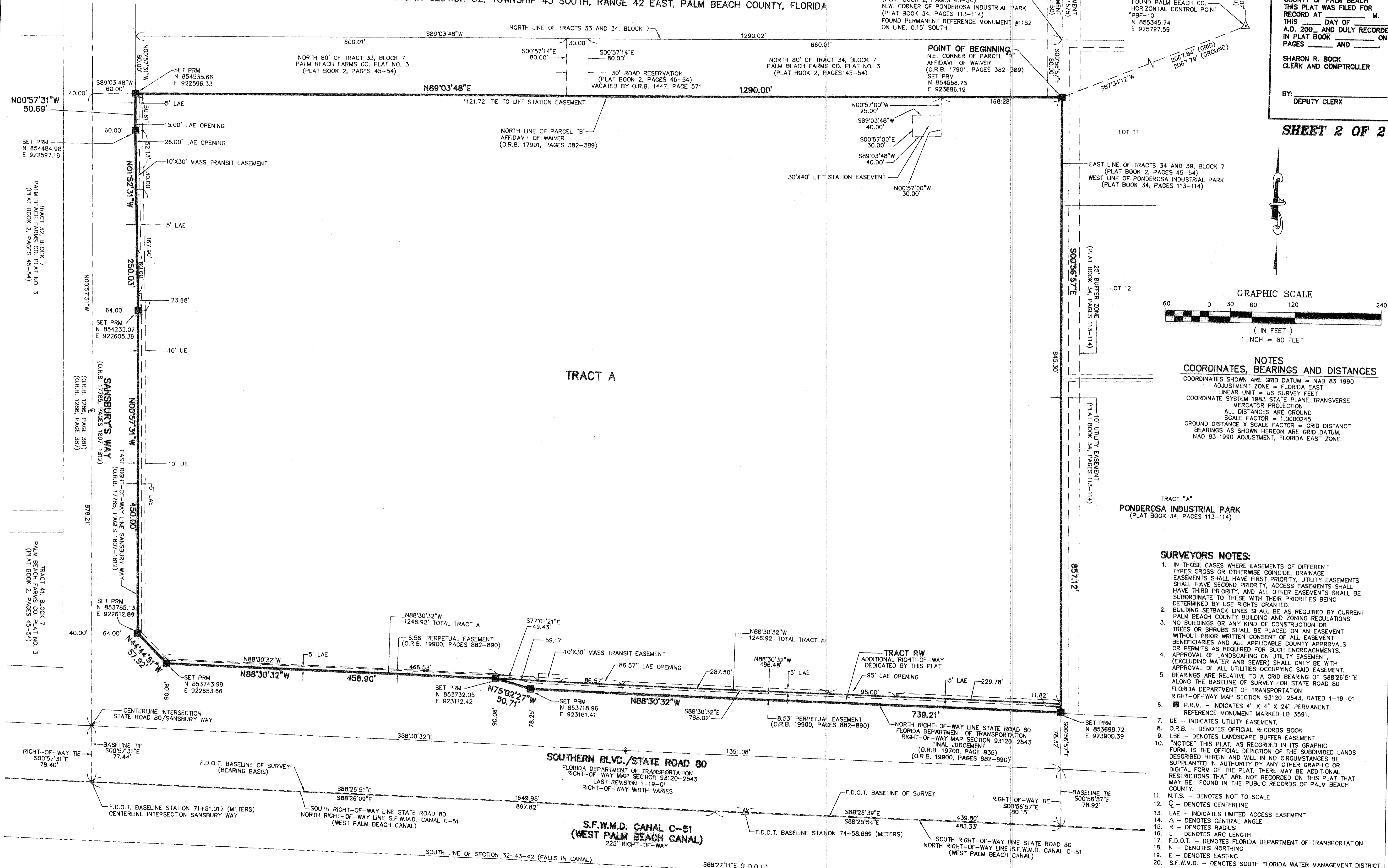
# SOUTHERN/SANSBURY'S MUPD

BEING A REPLAT OF A PORTION OF TRACTS 33, 34, 39 AND 40 OF BLOCK 7,  
PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,  
OF THE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
ALSO KNOWN AS PARCEL "B" OF THE AFFIDAVIT OF WAIVER,  
AS RECORDED IN OFFICIAL RECORD BOOK 17901, PAGES 382 THROUGH 389  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2008 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 2



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990  
ADJUSTMENT ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE  
MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000245  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

- 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 PALM BEACH COUNTY BUILDING AND 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 COUNTY 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 A GRID BEARING OF S88°26'51"E ALONG THE BASELINE OF SURVEY FOR STATE ROAD 80 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2543, DATED 1-19-01
  6. P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
  7. UE - INDICATES UTILITY EASEMENT.
  8. O.R.B. - 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.
  11. N.T.S. - DENOTES NOT TO SCALE
  12. Q - DENOTES CENTERLINE
  13. LAE - INDICATES LIMITED ACCESS EASEMENT
  14. A - DENOTES CENTRAL ANGLE
  15. R - DENOTES RADIUS
  16. L - DENOTES ARC LENGTH
  17. F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
  18. N - DENOTES NORTHING
  19. E - DENOTES EASTING
  20. S.F.W.M.D. - DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT