

WOOLBRIGHT OFFICE CENTER-MUPD

A PLAT OF A PORTION OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

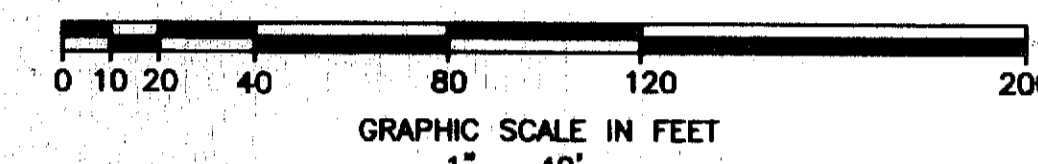
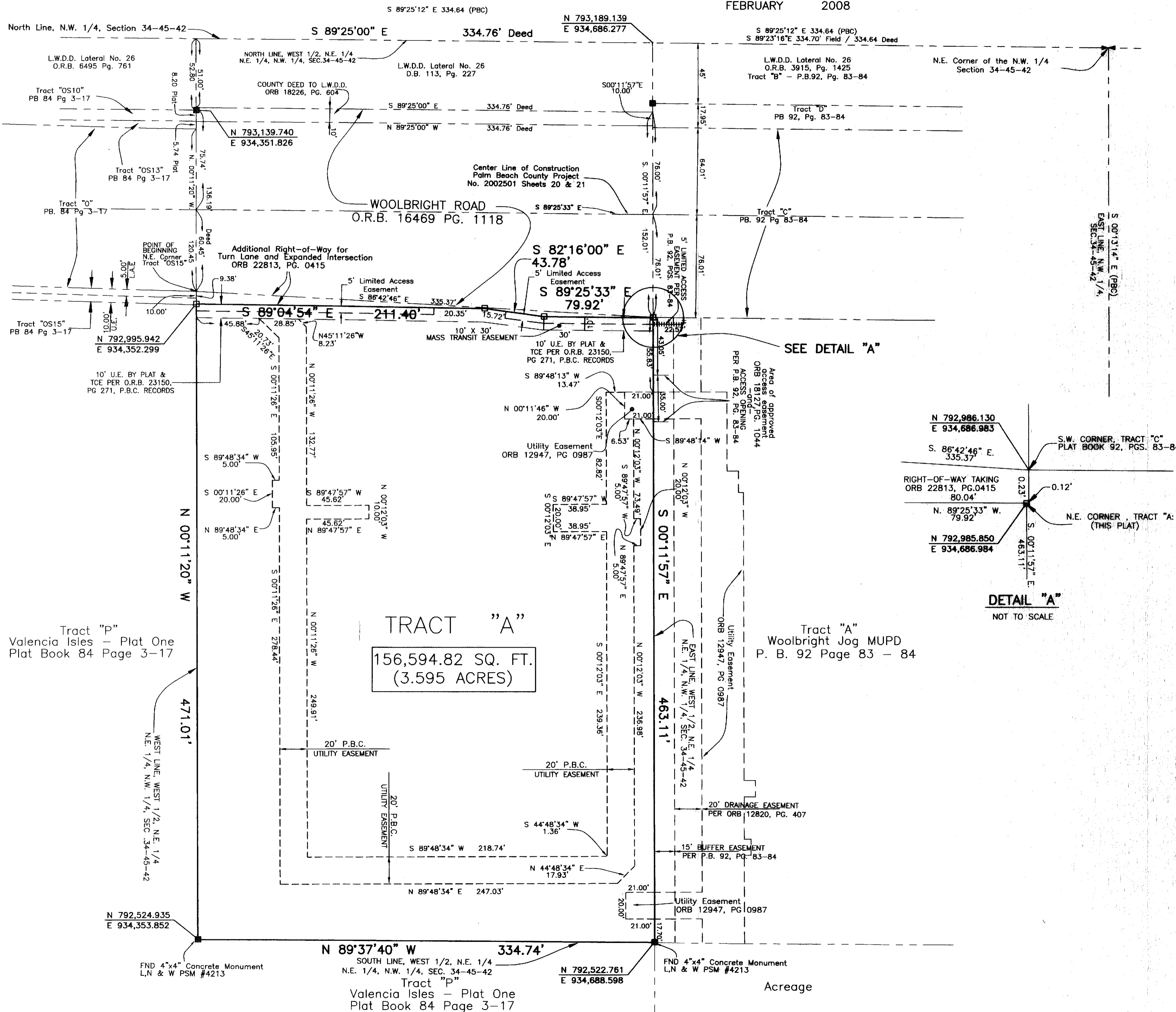
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 3 OF 3
FEBRUARY 2008

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF
_____ A.D. 20 AND DULY
RECORDED IN PLAT BOOK
_____ ON PAGES _____
AND _____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY : _____
DEPUTY CLERK



NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 WITH THE 1990 ADJUSTMENT
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000285
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL BEARINGS ARE GRID BEARINGS.

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S89°25'00"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED 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 THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.

LEGEND :

- ⊕ CENTERLINE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- TCE TEMPORARY CONSTRUCTION EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- PB PLAT BOOK
- LBE LANDSCAPE BUFFER EASEMENT
- P.B.C. PALM BEACH COUNTY
- PRM PERMANENT REFERENCE MONUMENT NUMBER LB-50
- PRM EXISTING PERMANENT REFERENCE MONUMENT

THIS INSTRUMENT WAS PREPARED BY :
FREDERICK W. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50

REV. 8/6/10 - SAR
REV. 10/3/08 - RL
REV. PER PBC COMMENTS 7/1/11/08-RL
DATE : FEBRUARY 6, 2008
JOB NUMBER : JG-100-9188
FILE NAME : \\JAG7\CADD2\69188\RECORD PLAT\RECORD PLAT.DWG