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**LEGEND**

- DENOTES 4"x4" CONCRETE MONUMENT STAMPED "PRM LB8865" SET
- DENOTES 1/2" IRON ROD WITH LB 6885 CAP SET
- LAE LIMITED ACCESS EASEMENT
- UE UTILITY EASEMENT
- ORB OFFICIAL RECORDS BOOK
- N.A.D. NORTH AMERICAN DATUM
- R/W RIGHT-OF-WAY
- FPL FLORIDA POWER AND LIGHT COMPANY
- DE DRAINAGE EASEMENT

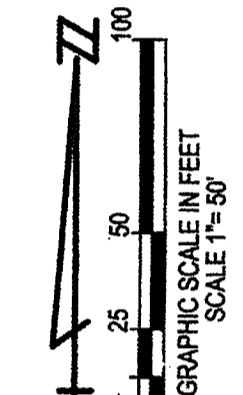
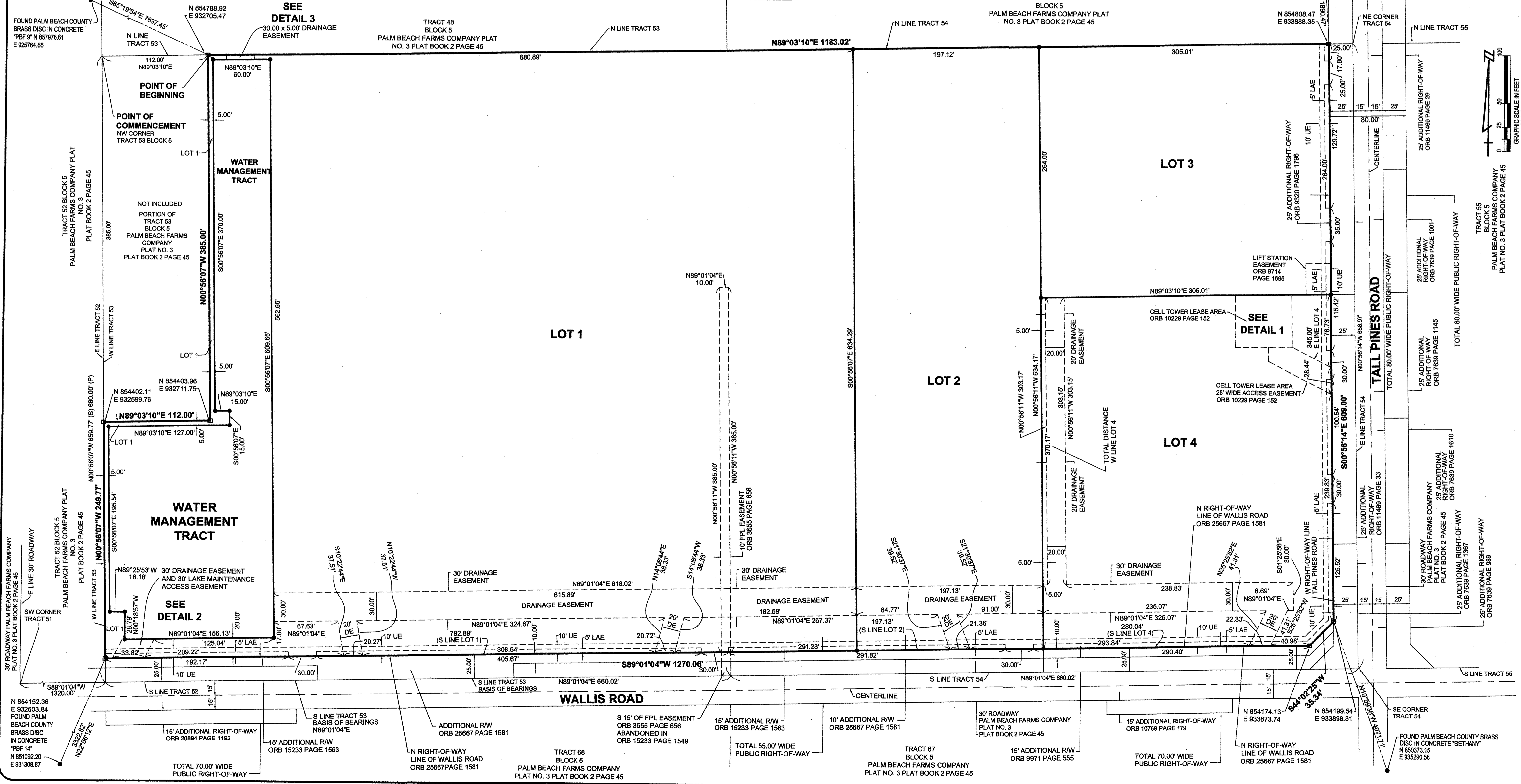
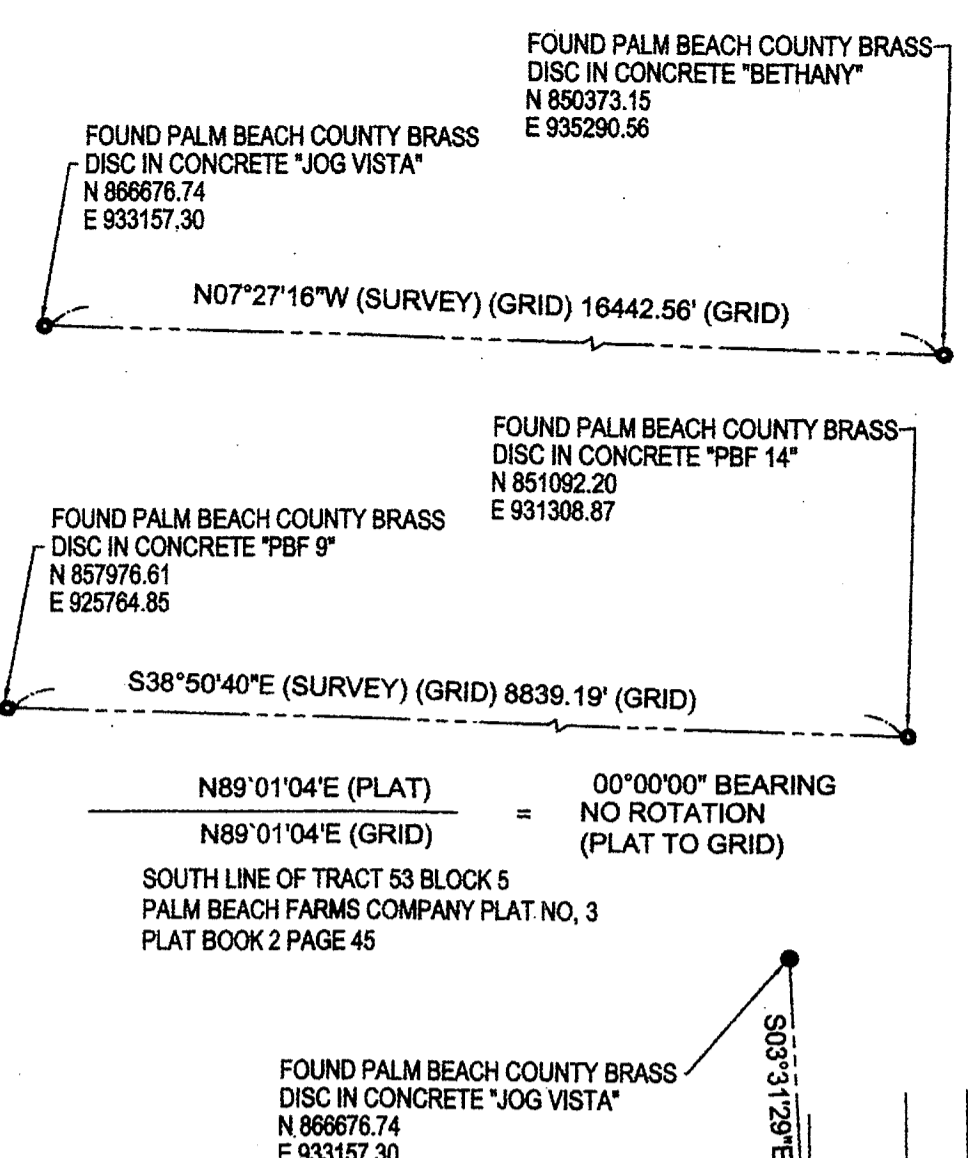
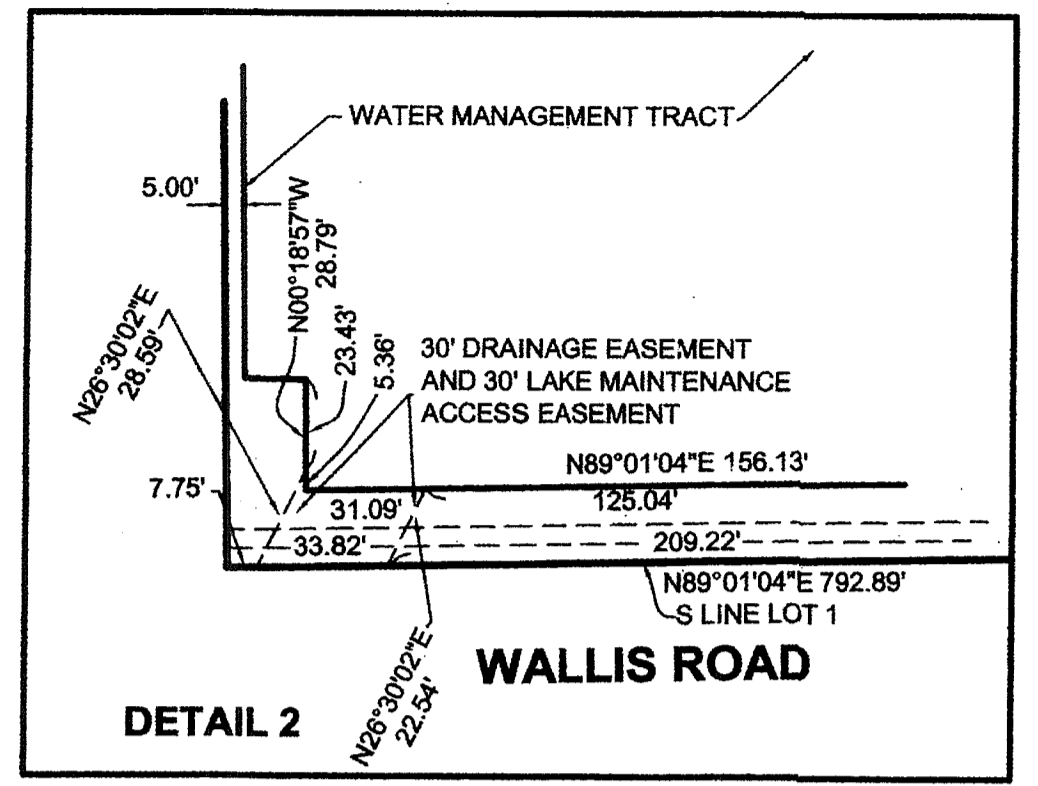
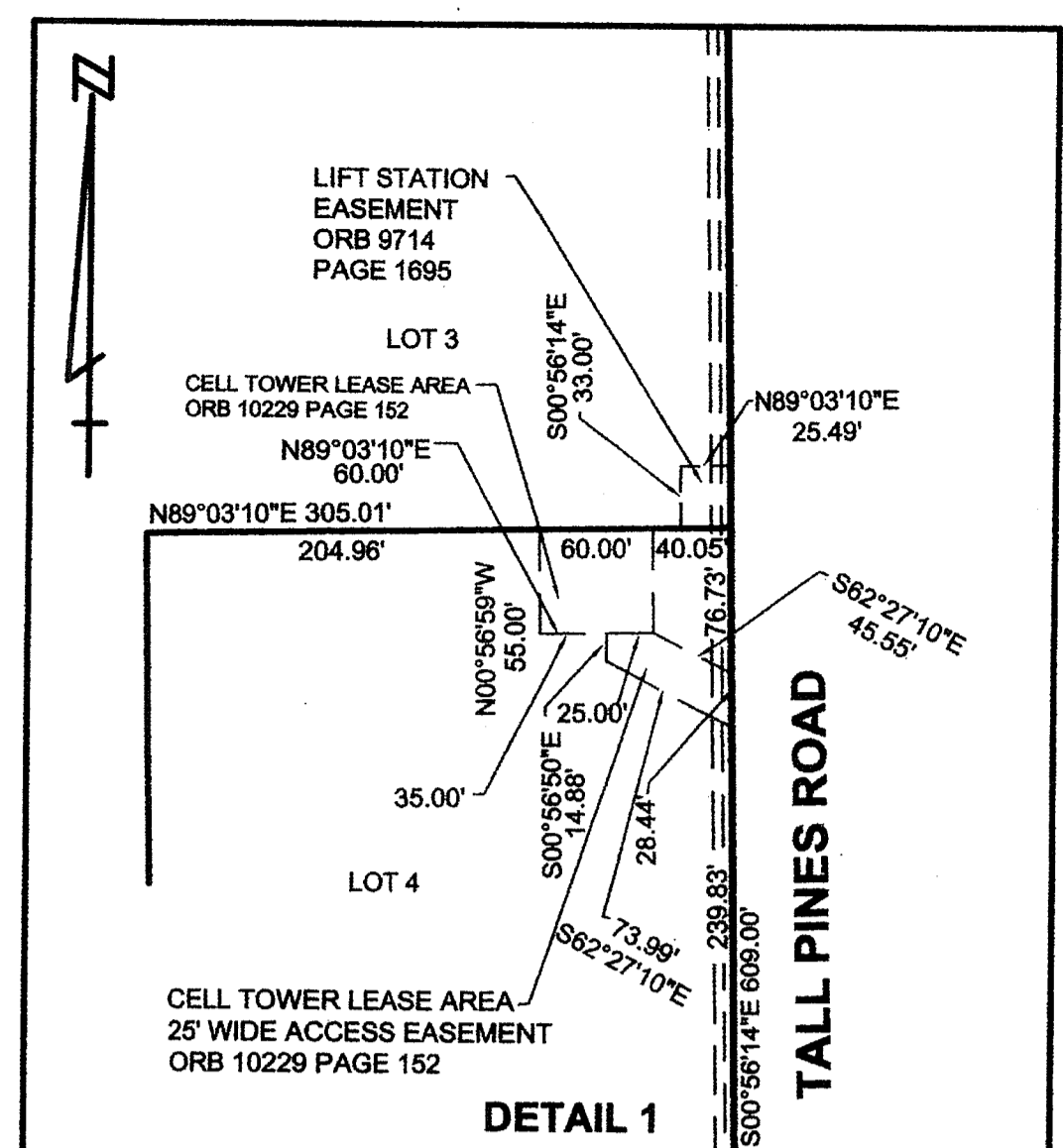
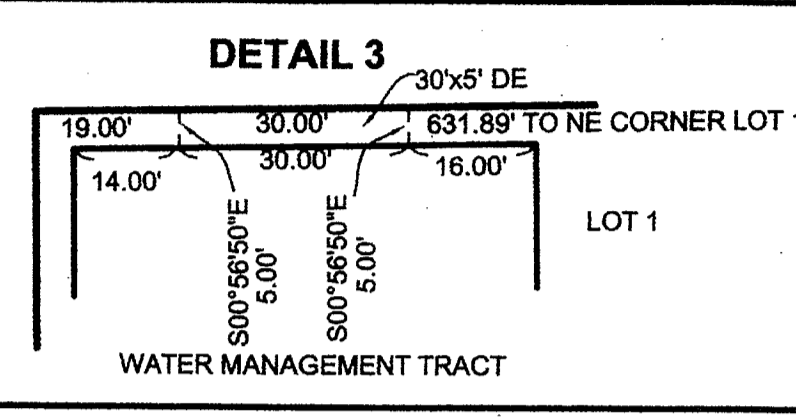
THIS INSTRUMENT WAS PREPARED BY  
TIMOTHY M. SMITH,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 004676  
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(561) 602-8160

**SURVEYOR'S NOTES**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF TRACT 53, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT) OF NORTH 89°01'04" EAST.
2. 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 UNLESS OTHERWISE NOTED. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
3. 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.
4. 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 USER 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.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# TIDAL WAVE CENTRAL

BEING A REPLAT OF A PORTION OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
DECEMBER 2012 SHEET 2 OF 2



TRACT 55  
BLOCK 5  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 PLAT BOOK 2 PAGE 45

TRACT 54  
BLOCK 5  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 PLAT BOOK 2 PAGE 45

TRACT 53  
BLOCK 5  
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