

ROSLYN AND RAYMOND SLOMIN CAMPUS PLAT

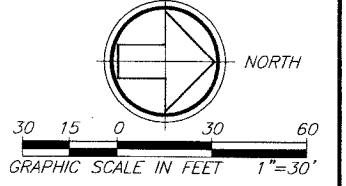
BEING THE EAST HALF (E.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PALM BEACH COUNTY, FLORIDA

NOT PLATTED

PARCEL "A"
217,600 SQUARE FEET
4.995 ACRES

NORTH OAKS P. U. D.



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at _____ M., this _____ day of _____ 20____ and duly recorded in Plat Book No. _____ and _____
SHARON R. BOCK,
CLERK & COMPTROLLER
BY: _____ DC

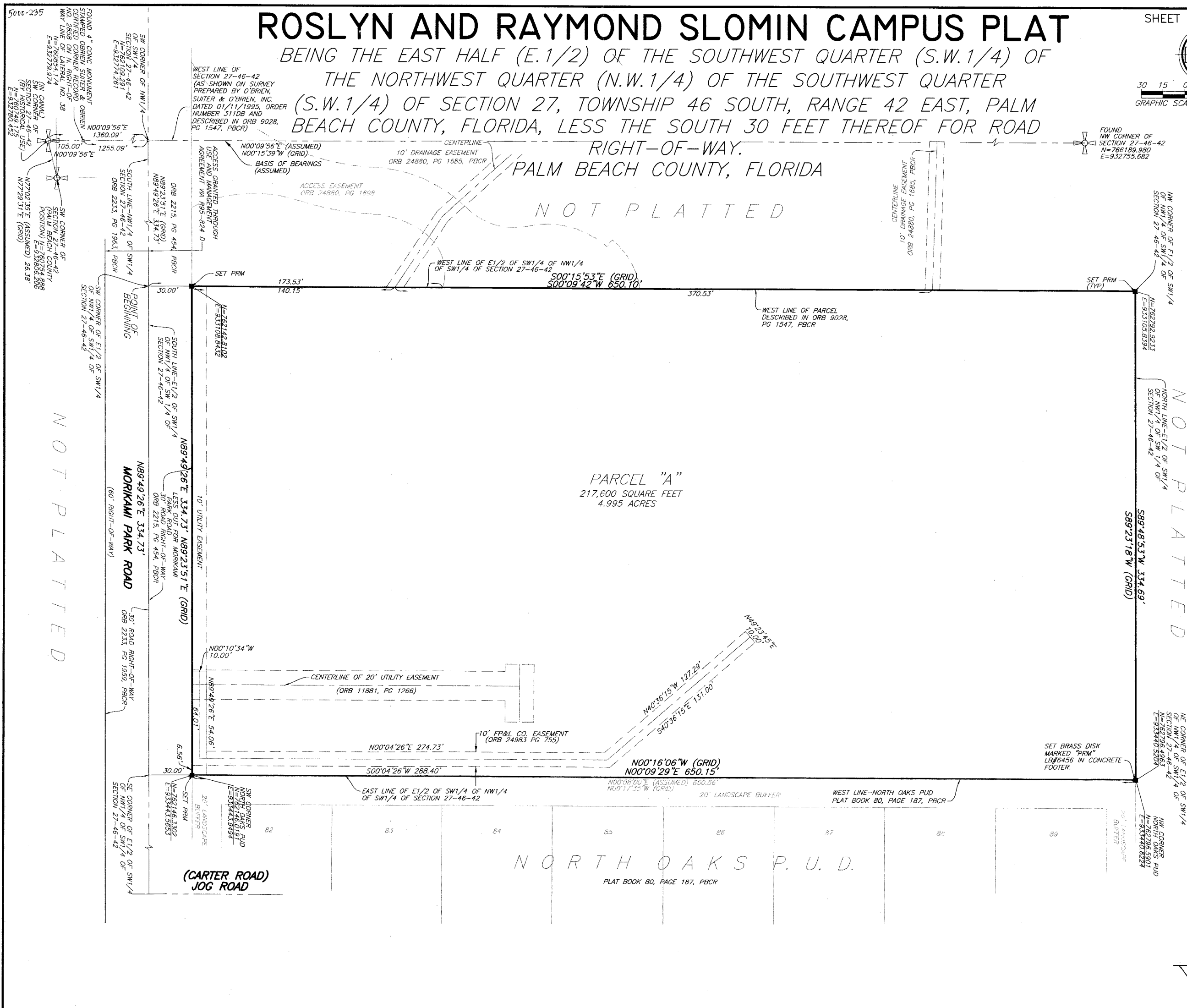
THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext. • Ft. Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754
JULY 2012

- LEGEND**
- ⊙ IRON ROD
 - PRM - 4" x 4" x 24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LB#6456
 - FP&L FLORIDA POWER & LIGHT
 - ORB OFFICIAL RECORD BOOK
 - PB PLAT BOOK
 - PBCR PALM BEACH COUNTY RECORDS
 - PG PAGE
 - PLS PROFESSIONAL LAND SURVEYOR
 - R/W RIGHT-OF-WAY
 - TYP TYPICAL

- SURVEY NOTES:**
- 1.) THIS SITE LIES IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
 - 2.) AREA OVERALL: 217,600 SQUARE FEET (4.995 ACRES)
 - 3.) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 00°09'56" EAST.
 - 4.) THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SYSTEM. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS. DISTANCES ARE GROUND DISTANCES. SCALE FACTOR USED FOR STATE PLANE COORDINATES IS 1.0000299.
 - 5.) 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.
 - 6.) BUILDING SETBACK LINES SHALL BE REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - 7.) NO BUILDINGS OF 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.
 - 8.) APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.

- COORDINATES, BEARINGS & DISTANCES**
- 1.) COORDINATES SHOWN ARE GRID.
 - 2.) DATUM IS NAD 83 1990 ADJUSTMENT.
 - 3.) ZONE IS FLORIDA EAST.
 - 4.) LINEAR UNIT IS U.S. SURVEY FEET.
 - 5.) COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
 - 6.) ALL DISTANCES ARE GROUND.
 - 7.) ALL BEARINGS ARE PLAT.
 - 8.) SCALE FACTOR=1.0000299
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- N00°08'42"E (PLAT BEARING) (COUNTER CLOCKWISE)
 N00°15'53"W (GRID BEARING) 00°25'35" = BEARING ROTATION (PLAT TO GRID)
 EAST LINE THIS PLAT



NOT PLATTED

NOT PLATTED

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