

WEINBAUM YESHIVA HIGH SCHOOL

A REPLAT OF A PORTION OF RAINBERRY POD "D", A PORTION OF PONTE VERDE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86 AT PAGES 7 THROUGH 8 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

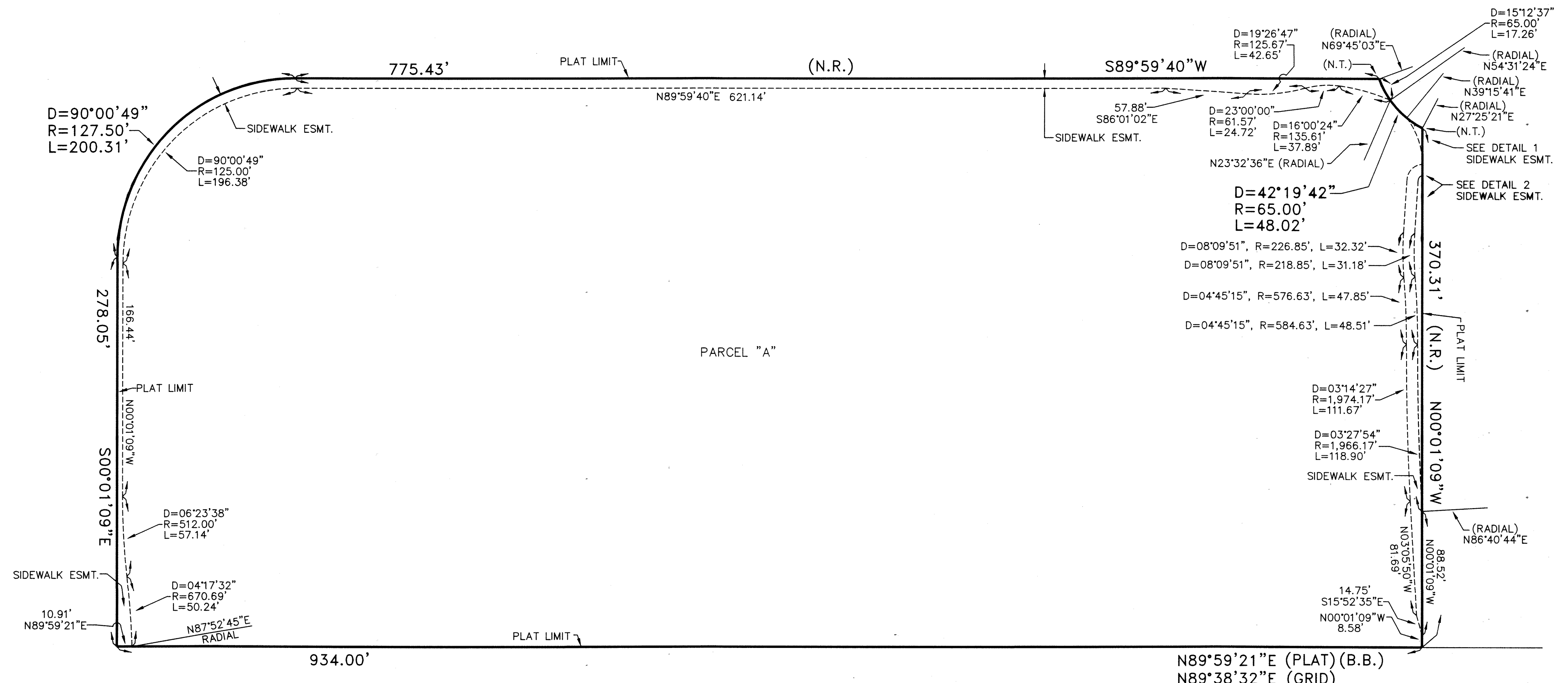
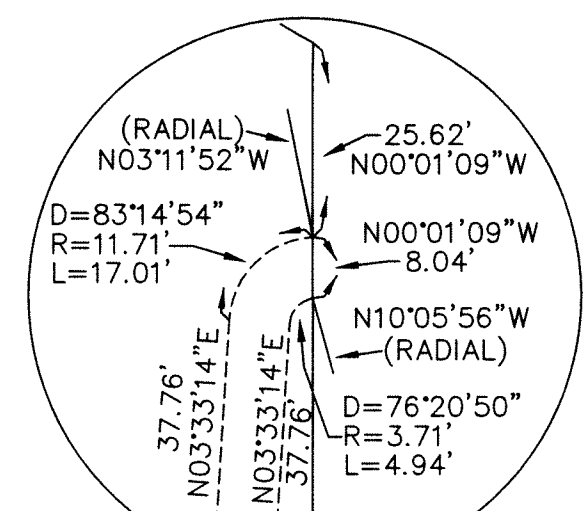
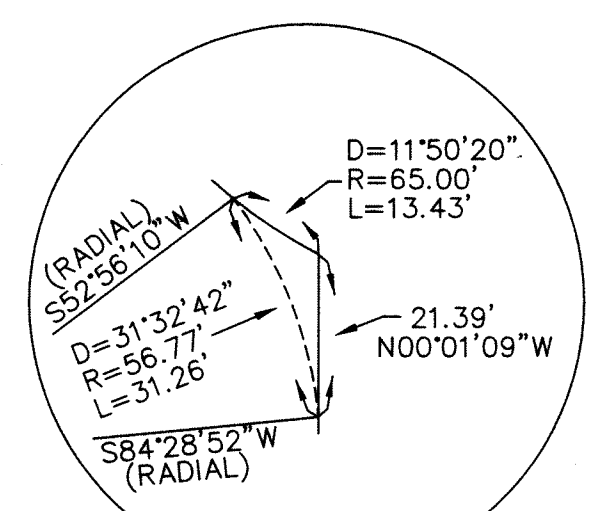
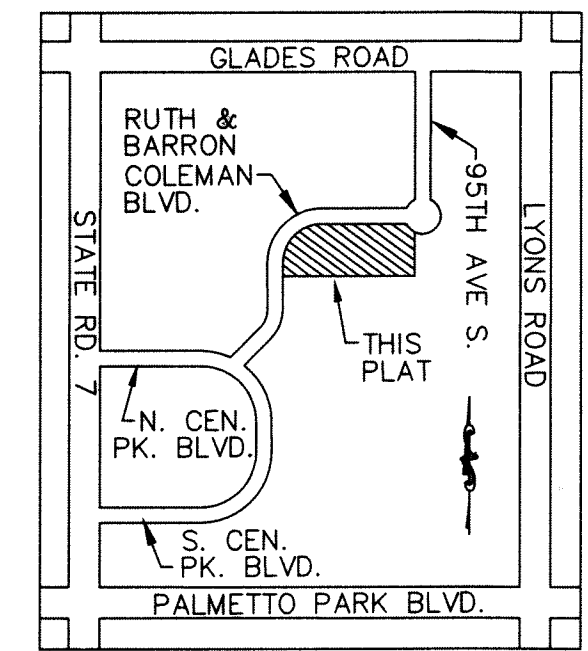
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SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF RAINBERRY POD "D", (PB. 86, PGS. 7&8 P.B.C.R.) HAVING A BEARING OF NORTH 89°59'21" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE COORDINATES SHOWN HEREON ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000192 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE S89°59'21"W (PLAT BEARING) = 00°20'49" COUNTERCLOCKWISE S89°38'32"W (GRID BEARING)
- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- ZONING CONTROL NAME: PONTE VERDE P.U.D. CONTROL NUMBER: 1997-00056

- LEGEND:
- = SET PRM, NAIL & DISC STAMPED PEB PRM 3240 IN ASPHALT OR CONCRETE STAMPED "PEB PRM 3240"
 - = SET PRM, 4" SQUARE CONCRETE MONUMENT, 24" LONG, WITH BRASS DISC STAMPED "PEB PRM 3240"
 - = CENTERLINE
 - PG. = PAGE
 - PGS. = PAGES
 - PB. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - P.O.B. = POINT OF BEGINNING
 - P.B.C. = PALM BEACH COUNTY
 - N 741502.636 COORDINATE NORTHING VALUE
 - E 933748.851 COORDINATE EASTING VALUE
 - CORP. = CORPORATION
 - PRM = PERMANENT REFERENCE MONUMENT
 - I.E. = INGRESS EGRESS
 - ESMT. = EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - (B.B.) = BEARING BASE
 - (N.R.) = NON RADIAL
 - U.E. = UTILITY EASEMENT
 - ORB. = OFFICIAL RECORD BOOK
 - NID = NAIL IN DISC
 - CEN. PK. = CENTRAL PARK
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - P.U.D. = PLANNED UNIT DEVELOPMENT
 - FPL = FLORIDA POWER & LIGHT
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - D.E. = DRAINAGE EASEMENT
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - D = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - I.E.U. & D.E. = INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
 - (N.T.) = NON-TANGENT



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, FLORIDA.

