

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AND DULY  
RECORDED IN PLAT BOOK \_\_\_\_\_  
ON PAGES \_\_\_\_\_ AND \_\_\_\_\_.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

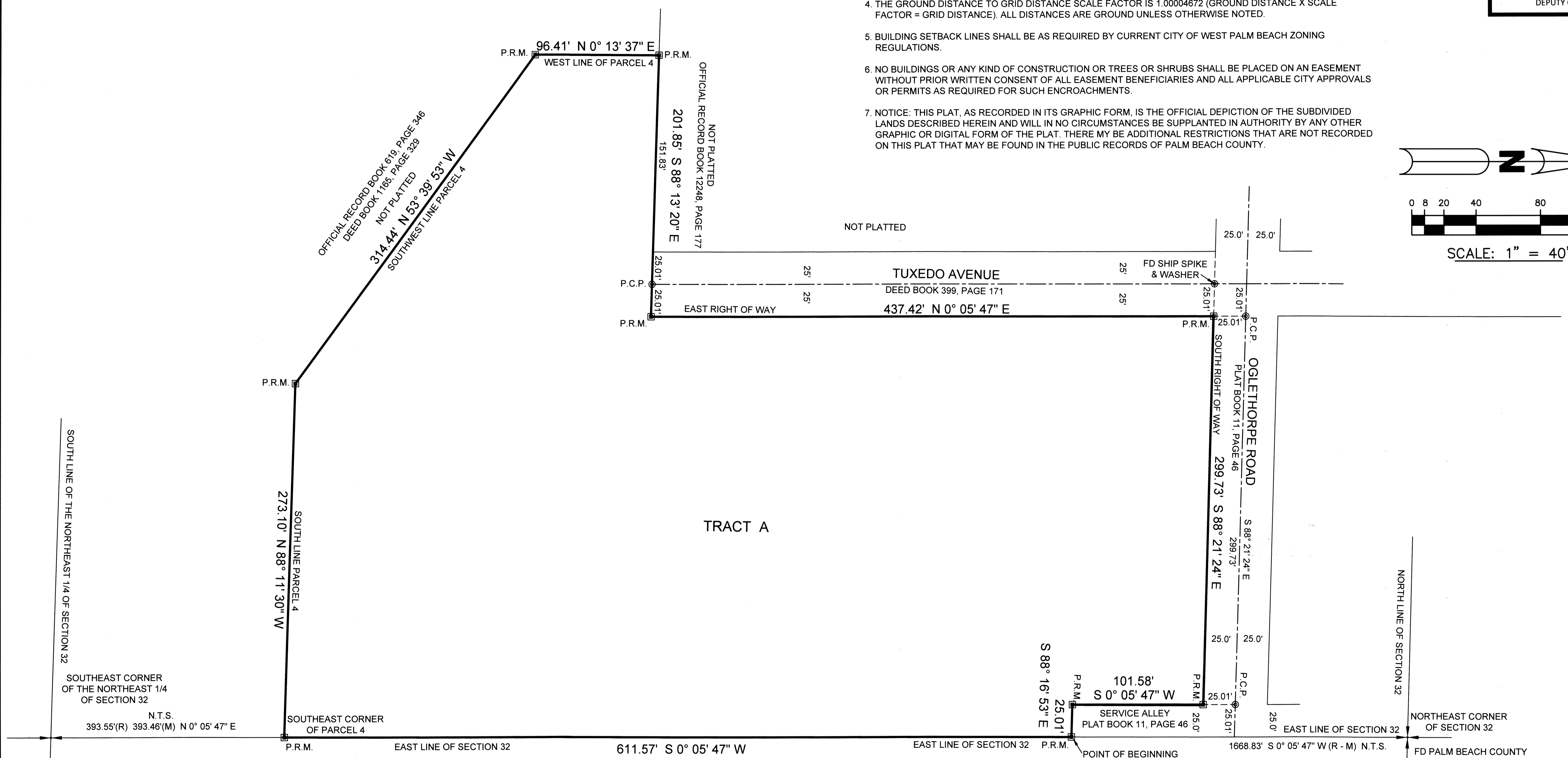
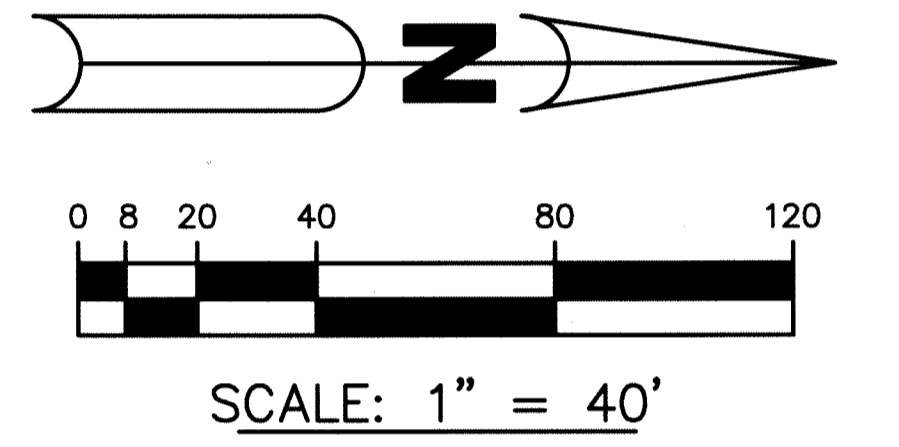
# MADJOHN INDUSTRIAL PARK

BEING A REPLAT OF LOTS 1, 2, 3, 5, 6 AND 9, IN BLOCK 2, TUXEDO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 46; TOGETHER WITH PARCELS 2, 3 AND 4 RECORDED IN OFFICIAL RECORD BOOK 26404, PAGE 393; AND TOGETHER WITH THE PARCEL OF LAND DESCRIBED AS EXHIBIT "A" - LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 28302, PAGE 1260, ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING AND SITUATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

NOVEMBER 2017

### SURVEY 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. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FOUND MONUMENTS FOR THE EAST LINE OF SECTION 32 WHICH HAS A BEARING OF NORTH 0°05'47" EAST PER PALM BEACH COUNTY SECTION DATA.
3. 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 HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.00004672 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE). ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
6. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
7. 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.



SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 32

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 32  
N.T.S.  
393.55'(R) 393.46'(M) N 0° 05' 47" E

FD 4" X 4" CONCRETE MONUMENT  
N: 855188.497  
E: 959570.313

LEGEND:  
 FD = FOUND  
 (M) = MEASURED  
 N.T.S. = NOT TO SCALE  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.C.P. = PERMANENT CONTROL MONUMENT  
 P.R.M. = SET PERMANENT REFERENCE MONUMENT LS4088  
 (R) = RECORD  
 (R - M) = RECORD MEASURED  
 S.T. = SIDE TIE

STATE PLANE COORDINATE DATA:  
 COORDINATES SHOWN ARE GRID  
 LINAR UNIT = U.S. SURVEY FOOT  
 FLORIDA EAST ZONE  
 ALL DISTANCES ARE GROUND  
 DATUM = NAD 83, 1990 ADJUSTED  
 SCALE FACTOR = 1.00004672  
 GOUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION

NOT PLATTED  
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
OFFICIAL RECORD BOOK 6403, PAGE 1215

NORTH LINE OF SECTION 32

NORTHEAST CORNER OF SECTION 32  
FD PALM BEACH COUNTY BRASS DISK  
N: 857862.573  
E: 959574.817

THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, LS4088  
IN THE OFFICE OF SUNSHINE SURVEYORS,  
7592 159th COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418

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Florida 33420-1224

SHEET  
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