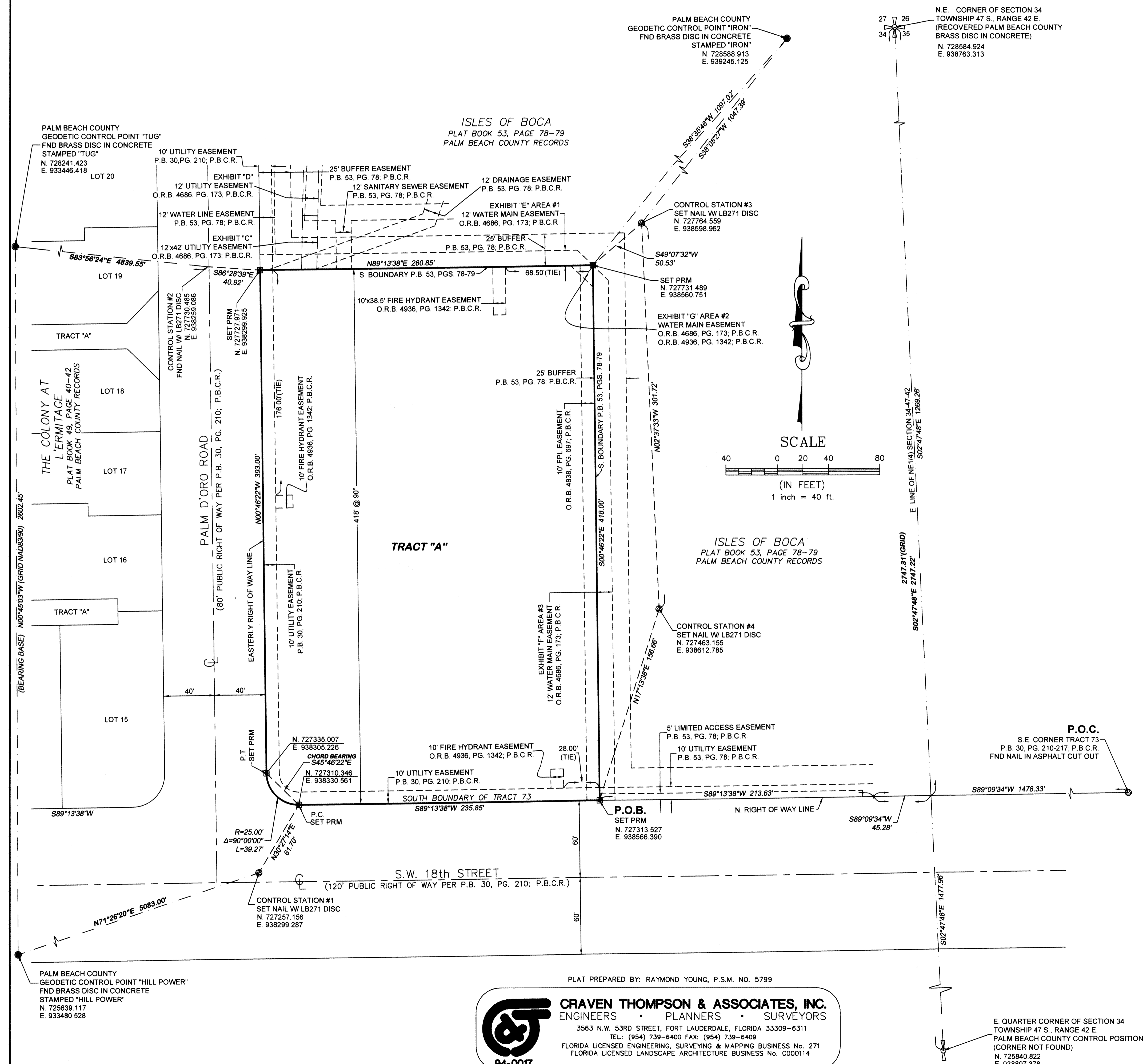


VILLAGE TOWER SHOPPES

A REPLAT OF A PORTION OF TRACT 73, P.U.D. BOCA DEL MAR NO. 7,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217 INCLUSIVE,
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN THE NE 1/4 OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA.

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SHEET 2 OF 2 SHEETS



SURVEYOR'S NOTES:

- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE GRID (NAD83/90) BASED ON A LINE BETWEEN FOUND PALM BEACH COUNTY CONTROL POINTS "TUG" AND "HILL POWER", SAID LINE HAVING A GRID BEARING OF NORTH 00°45'03" WEST.
- ROTATION EQUATION: $S89°36'55"W$ (DEED BEARING) = $00°23'17"$ ROTATION "COUNTER CLOCKWISE" FROM DEED TO GRID.
- COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
- A MEMORANDUM OF LAND LEASE AFFECTING THIS PROPERTY AND RECORDED IN OFFICIAL RECORDS BOOK 28113, PAGE 507 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, ALLOWS FOR INGRESS AND EGRESS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND AND ABOVE GROUND TELEPHONE, TELEGRAPH AND POWER LINES, IN CONNECTION WITH THE USE OF THE LEASED SPACE DESCRIBED WITHIN. THE LAND LEASE IS SUBJECT TO RESERVATIONS AND TERM LIMITS WITH RESPECT TO THE EASEMENTS DESCRIBED WITHIN AND ARE NOT GRAPHICALLY SHOWN HEREON.

NOTES:

- COORDINATES SHOWN ARE GRID.
- DATUM = NAD83, 1990 ADJUSTED.
- ZONE = FLORIDA EAST.
- LINEAR UNIT = U.S. FOOT.
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- ALL DISTANCES ARE GROUND.
- SCALE FACTOR = 1.0000322, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "TUG" AND "HILL POWER" WHICH BEARS $N00°45'03"W$. ALL OTHER BEARINGS ARE RELATIVE THERETO.

LEGEND

- PALM BEACH COUNTY GEODETIC CONTROL POINT
- ⊙ INDICATES NAIL W/ LB271 PRM DISC (UNLESS OTHERWISE NOTED)
- ⊠ INDICATES "4" X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", DISC STAMPED WITH "PRM-LB271" DISC
- P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS
- ⊕ INDICATES CENTERLINE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- P.C. INDICATES POINT OF CURVATURE
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- P.O.C. INDICATES POINT OF COMMENCEMENT
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- P.T. INDICATES POINT OF TANGENCY
- R INDICATES RADIUS
- S.F. INDICATES SQUARE FEET
- W/ INDICATES WITH
- ∠ INDICATES CENTRAL ANGLE

PLAT PREPARED BY: RAYMOND YOUNG, P.S.M. NO. 5799

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 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

E QUARTER CORNER OF SECTION 34
 TOWNSHIP 47 S., RANGE 42 E.
 PALM BEACH COUNTY CONTROL POSITION
 (CORNER NOT FOUND)
 N. 725840.822
 E. 938897.378