

"MILITARY TOWN CENTER PLAZA"
BEING A REPLAT OF PLAT No. 2 "ARVIDA BUSINESS PLAZA"
AS RECORDED IN PLAT BOOK 39, PAGE 158 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

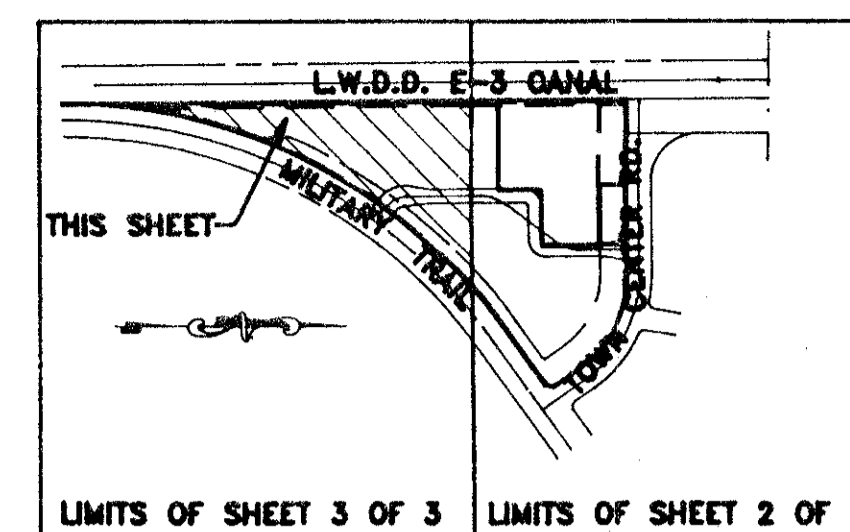
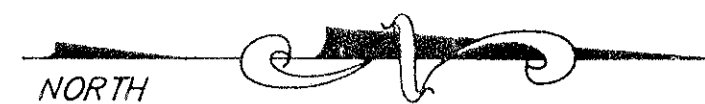
SHEET 3 OF 3

THIS INSTRUMENT PREPARED BY:
MANUEL GUTIERREZ, P.L.S.
IN THE OFFICES OF:



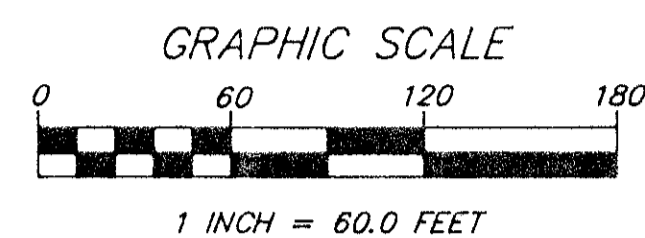
SHEREMETA ASSOCIATES
CONSULTING ENGINEERS

Land planning • engineering • surveying
101 S.E. 8th Avenue, Suite F • Delray Beach, Florida 33443 • (407) 278-7300

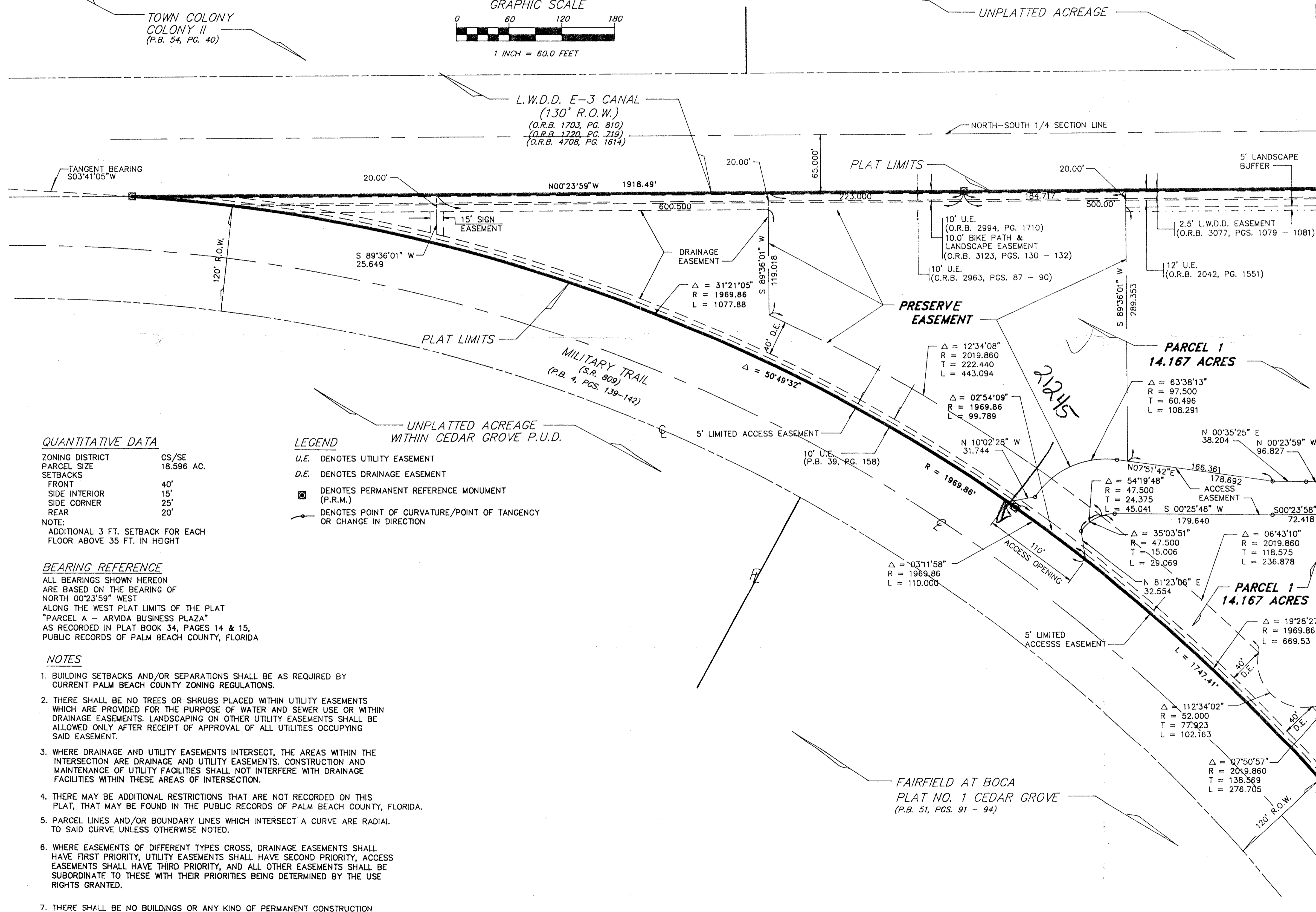


INDEX MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M. THIS
DAY OF _____
1989, AND DULY RECORDED
IN PLAT BOOK No. _____
ON PAGE _____
JOHN B. DUNKLE
CLERK CIRCUIT COURT
BY: _____ D.C.



TOWN COLONY
COLONY II
(P.B. 54, PG. 40)



QUANTITATIVE DATA

ZONING DISTRICT	CS/SE
PARCEL SIZE	18,596 AC.
SETBACKS	
FRONT	40'
SIDE INTERIOR	15'
SIDE CORNER	25'
REAR	20'

NOTE:
ADDITIONAL 3 FT. SETBACK FOR EACH
FLOOR ABOVE 35 FT. IN HEIGHT

LEGEND

- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES POINT OF CURVATURE/POINT OF TANGENCY OR CHANGE IN DIRECTION

BEARING REFERENCE

ALL BEARINGS SHOWN HEREON
ARE BASED ON THE BEARING OF
NORTH 00°23'59" WEST
ALONG THE WEST PLAT LIMITS OF THE PLAT
"PARCEL A - ARVIDA BUSINESS PLAZA"
AS RECORDED IN PLAT BOOK 34, PAGES 14 & 15,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NOTES

- BUILDING SETBACKS AND/OR SEPARATIONS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN UTILITY EASEMENTS WHICH ARE PROVIDED FOR THE PURPOSE OF WATER AND SEWER USE OR WITHIN DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER RECEIPT OF APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 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.
- PARCEL LINES AND/OR BOUNDARY LINES WHICH INTERSECT A CURVE ARE RADIAL TO SAID CURVE UNLESS OTHERWISE NOTED.
- 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 USE RIGHTS GRANTED.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF PERMANENT CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

Military Town Center Plaza
SUBDIVISION
BOOK 63 PAGE 88
FLOOD MAP # 0354
FLOOD ZONE AO1
QUAD 39 ZONING CS 76-170
SE 21/17/42 ZIP CODE 33433
TAX MAP 7AZ 6A7

MATCH LINE - SEE SHEET 2 OF 3

ADDED BY
CHECKED BY [Signature]