

# SHADOWOOD SQUARE

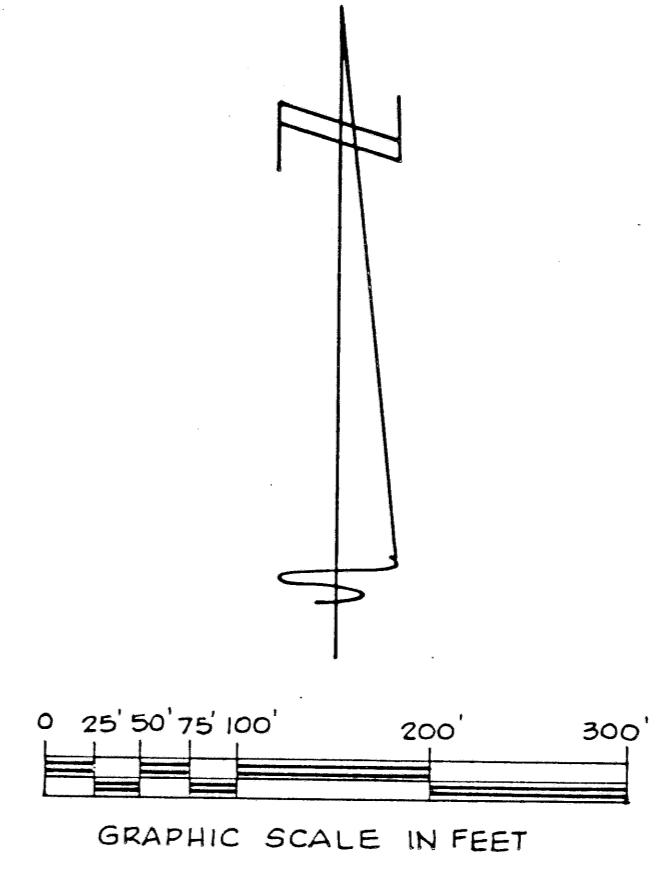
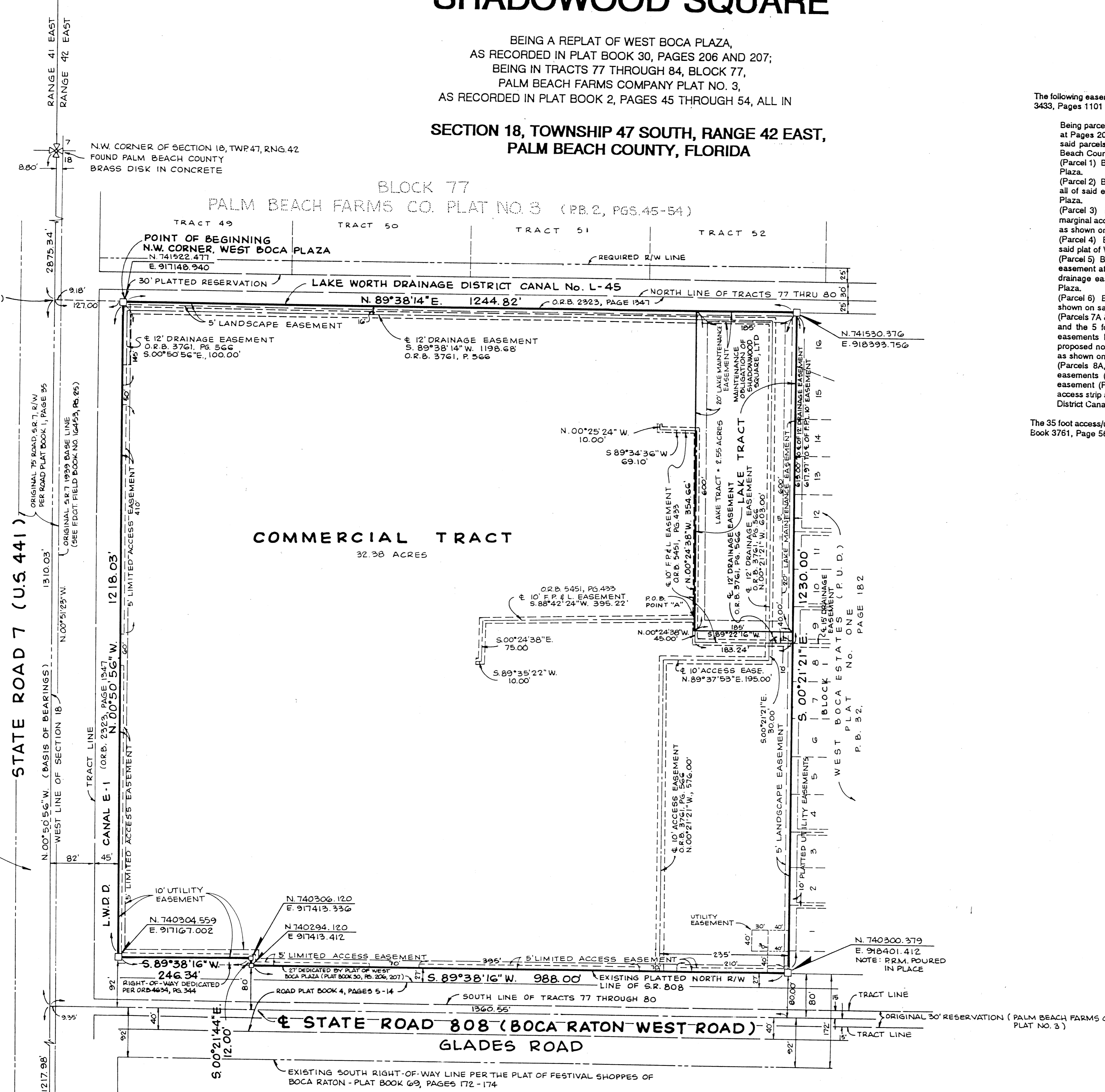
BEING A REPLAT OF WEST BOCA PLAZA,  
AS RECORDED IN PLAT BOOK 30, PAGES 206 AND 207;  
BEING IN TRACTS 77 THROUGH 84, BLOCK 77,  
PALM BEACH FARMS COMPANY PLAT NO. 3,  
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL IN

## SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

The following easements were abandoned by the Resolution recorded in Official Record Book 3433, Pages 1101 and 1102, Public Records of Palm Beach County, Florida:

- (Parcel 1) Being all of the marginal access road as shown on said plat of West Boca Plaza.
- (Parcel 2) Being all of the 25 foot utility easement and 40 foot utility easement, all of said easement being in Tract "B" as shown on said plat of West Boca Plaza.
- (Parcel 3) Being all of the 5 foot limited access strip contained within said marginal access road and also in Tract "C", all of said limited access easement as shown on said plat of West Boca Plaza.
- (Parcel 4) Being all of the 20 foot utility easement in Tract "B" as shown on said plat of West Boca Plaza.
- (Parcel 5) Being all of the 12 foot drainage easement and the 20 foot drainage easement at the easterly end of said 12 foot drainage easement. All of said drainage easement being in Tract "B" as shown on said plat of West Boca Plaza.
- (Parcel 6) Being all of the 30 foot by 40 foot utility easement in Tract "C" as shown on said plat of West Boca Plaza.
- (Parcels 7A & 7B) Being all of the 5 foot by 70 foot utility easement (Parcel 7A) and the 5 foot by 20 foot utility easement (Parcel 7B), both of said utility easements lying within the 5 foot limited access easement adjoining the proposed north right-of-way line of State Road 808 (Boca Raton West Road) as shown on said plat of Boca West Plaza.
- (Parcels 8A, 8B, 8C & 8D) Being all of the 5 foot by 12 foot drainage easements (Parcels 8A, 8B, and 8C) and the 5 foot by 20 foot drainage easement (Parcel 8D), all of said easements lying within the 5 foot limited access strip adjoining the easterly right-of-way line of the Lake Worth Drainage District Canal E-1 as shown on said plat of West Boca Plaza.

The 35 foot access/utility easement was vacated by the document recorded in Official Record Book 3761, Page 566 of the Public Records of Palm Beach County, Florida.



NOTES  
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000192  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N00°50'56"W (PLAT BEARING 1927 STATE PLANE GRID BEARING, 1972 ADJUSTMENT) -00°00'03" = BEARING ROTATION (PLAT TO GRID)

N00°50'59"W (GRID BEARING - N.A.D. 1983, 1990 ADJUSTMENT)

WEST LINE OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST

NOTE:  
FOR STATE ROAD 7 GUARD RAIL LOCATION AND AGREEMENT LINE BETWEEN F.D.O.T. & L.W.D.D., REFER TO ROAD PLAT BOOK 7, PAGES 21-23

NOTE:  
FOR ADDITIONAL INFORMATION REGARDING THE STATE AND FEDERAL CORNERS ALONG THE RANGE LINE, REFER TO PLAT BOOK 44, PAGE 192.

S.W. CORNER SEC. 18 TWP. 47 RNG. 42 FOUND 1/2" BRASS CAP

FESTIVAL SHOPPES OF BOCA RATON  
PLAT BOOK 69, PAGES 172-174

PAGE 69  
FLOOD MAP # 230B  
ZONING CG  
ZIP CODE 33434  
PUD NAME: BOCA  
8/17/12  
TAZ-716

ADAIR & BRADY, INC. CONSULTING ENGINEERS LAND SURVEYORS PLANNERS			SHADOWOOD SQUARE RECORD PLAT	
Dr. K.C. F.B. SW	Scale 1"=100'			
Ck. D.P. Pg.	Date: Nov. 1994	FP 1525-B	SHEET 2 OF 2	
Ap. L.S.	Job No. 94/085			