

BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2

BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 15, A PORTION OF TRACTS 17 THROUGH 24 AND A PORTION OF TRACTS 46 THROUGH 48, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF THE PLAT OF BETHESDA HEALTH CITY, PLAT BOOK 74, PAGES 197 THROUGH 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MARCH 1997

0657-002

155

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS DAY OF AD, 1997 AND DULY RECORDED IN PLAT BOOK ON PAGES AND

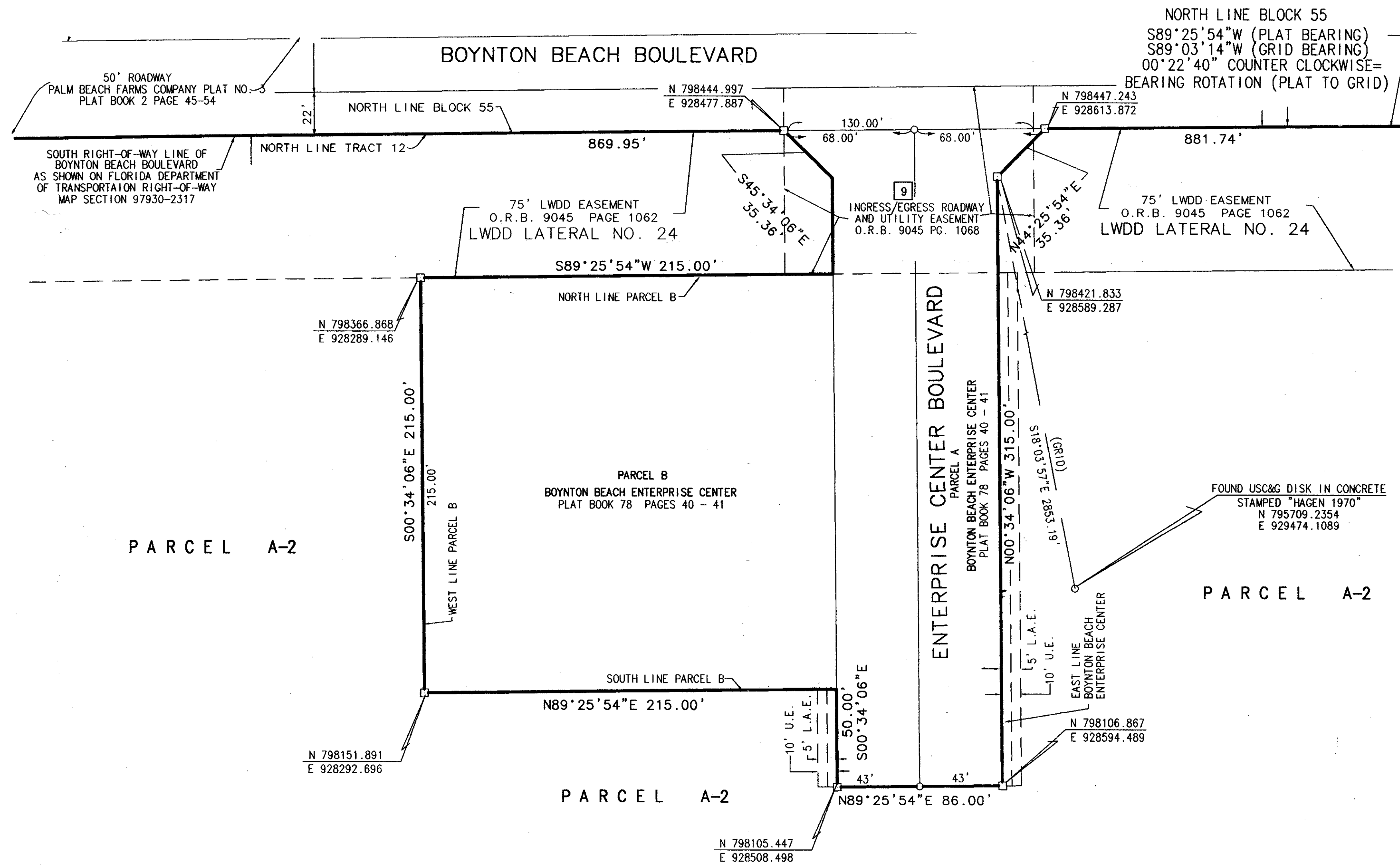
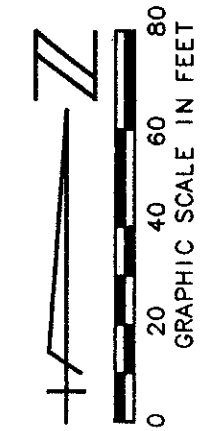
DOROTHY H. WILKEN, CLERK
BY: _____ D.C.

SHEET INDEX
(Not to Scale)

PET. 91-55
5/13/3/K

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE IN THE MERIDIAN ASSUMING SOUTH 89-25-54 WEST ALONG THE NORTH LINE OF BLOCK 55, PALM BEACH FARMS COMPANY, PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE COORDINATES SHOWN ON SHEETS 2 AND 4 ARE GRID. DATUM = NAD 83 1990 ADJUSTMENT. ZONE = FLORIDA EAST. LINEAR UNIT = US SURVEY FEET. COORDINATE SYSTEM 1983 STATE PLANE. TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.0000263. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.



LEGEND

- CL DENOTES CENTERLINE
- LWDD DENOTES LAKE WORTH DRAINAGE DISTRICT
- FD DENOTES FOUND
- DENOTES PERMANENT REFERENCE MONUMENT #4676 SET
- N/D DENOTES NAIL WITH #4676 DISC SET
- R/W DENOTES RIGHT-OF-WAY
- (C) DENOTES CALCULATED
- Δ DENOTES DELTA ANGLE
- R DENOTES RADIUS LENGTH
- L DENOTES LENGTH OF ARC
- ORB DENOTES OFFICIAL RECORD BOOK
- PC DENOTES PAGE
- U.E. DENOTES UTILITY EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
- 1 DENOTES EXISTING EASEMENT
- PBF DENOTES PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGES 45-54

EXISTING EASEMENTS

1. PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT CONTAINED IN OFFICIAL RECORD BOOK 9045, PAGE 1062. THE EASEMENT IS PLOTTED HEREON.
2. PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AS CONTAINED IN OFFICIAL RECORD BOOK 9045, PAGE 1065. THE EASEMENT IS PLOTTED HEREON.
3. PARCEL IS SUBJECT AN EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY CONTAINED IN OFFICIAL RECORD BOOK 6228, PAGE 817. THE EASEMENT IS PLOTTED HEREON.
4. PARCEL IS SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT OF BETHESDA HEALTH CITY, PLAT BOOK 74, PAGES 197 AND 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE EASEMENTS ARE PLOTTED HEREON.
7. PARCEL IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF BETHESDA HEALTHCARE CORPORATION CONTAINED IN OFFICIAL RECORD BOOK 8234, PAGE 1835. THE EASEMENT IS PLOTTED HEREON.
8. PARCEL IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF PALM BEACH COUNTY CONTAINED IN OFFICIAL RECORD BOOK 9143, PAGE 1965. THE EASEMENT IS PLOTTED HEREON.
9. PARCEL IS SUBJECT TO AN INGRESS/EGRESS ROADWAY AND UTILITY EASEMENT CONTAINED IN OFFICIAL RECORD BOOK 9045 PAGE 1068, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH IN THE OFFICES OF MOCK, ROOS & ASSOC., INC., 5720 CORPORATE WAY WEST PALM BEACH, FLORIDA, 33407.

SUBDIVISION * CENTER - PLAT NO. 2
 BOOK 79 PAGE 155
 FLOOD ZONE 100A FLOOD MAP # B
 QUAD # 5J ZONING AR
 6E ZIP CODE 33437
 PUD NAME BOYNTON BEACH ENTERPRISE CENTER - PLAT NO. 2

CAD FILE:
KARL\MGN\MGNRP02

0657-002

SCALE:	1"=40'
P.A. NO.:	95181.05
DATE:	JULY 1996
DRAWING NO.:	45-42-28-5

MOCK ROOS

ENGINEERS SURVEYORS PLANNERS

5720 Corporate Way, West Palm Beach, Florida, 33407
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79/155

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