

BOYNTON BEACH ENTERPRISE CENTER REPLAT NO. 3

BEING A REPLAT OF A PORTION OF A PORTION OF PARCELS A-2 AND B-2, BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
JANUARY 1997



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____ DAY OF _____
THIS _____ AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

- LEGEND**
- CL DENOTES CENTERLINE
 - LW/D DENOTES LAKE WORTH DRAINAGE DISTRICT
 - FD DENOTES FOUND
 - DENOTES PERMANENT REFERENCE MONUMENT #4676
 - DENOTES PERMANENT CONTROL POINT #4676
 - 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
 - PG DENOTES PAGE
 - U.E. DENOTES UTILITY EASEMENT
 - L.A.E. DENOTES LIMITED ACCESS EASEMENT
 - [] DENOTES EXISTING EASEMENT
 - PBF DENOTES PALM BEACH FARM COMPANY PLAT NO. 3 PLAT BOOK 2 PAGES 45-54
 - PC DENOTES POINT OF CURVATURE
 - PT DENOTES POINT OF TANGENCY
 - PRC DENOTES POINT OF REVERSE CURVE
 - L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE IN THE MERIDIAN ASSUMING SOUTH 00°00'20" EAST ALONG THE EAST LINE OF PARCEL A-2, AS SAME IS SHOWN ON BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152 - 155, 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. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PETITION NO. Z/CA 96-16.
6. 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. 00°22'40" = BEARING ROTATION. COUNTER CLOCKWISE (PLAT TO GRID)

EXISTING EASEMENTS

1. 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.
2. PARCEL IS SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN ON BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152-155 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE EASEMENTS ARE PLOTTED HEREON.
* 10' UTILITY EASEMENT TO BE ABANDONED SUBSEQUENT TO PLAT RECORDATION. PER PALM BEACH COUNTY.

80/161

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

SHEET 2 OF 2

SCALE: 1"=100'
P.A. NO.: 95181.05
DATE: JULY 1996
DRAWING NO.: 45-42-28-7

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS
5720 Corporate Way, West Palm Beach, Florida, 33407
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BOYNTON BEACH ENTERPRISE
CENTER REPLAT NO. 3

0702-001

REVISED 1-15-97

CAD FILE:
KARLHAGN/HAGNRP02

BOYNTON BEACH ENTERPRISE CENTER
SUBDIVISION: BOYNTON BEACH ENTERPRISE CENTER
BOOK: 80
PAGE: 161
FLOOD MAP: 155A
ZONING: AR
QUAD: 50
ZIP CODE: 33437
PUD NAME: BOYNTON BEACH ENTERPRISE CENTER - REPLAT NO. 3

