

HR 441, LTD. PLAT

5000-376

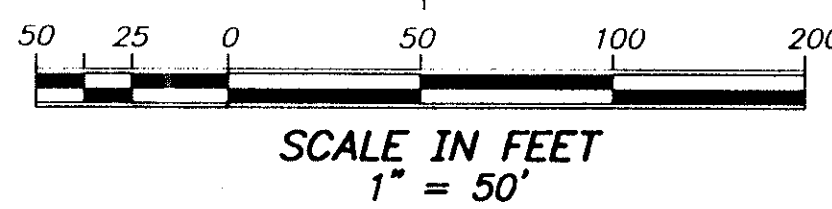
A REPLAT OF A PORTION OF TRACT 5, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2
 PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at _____ this _____
 day of _____, 1998,
 and duly recorded in Plat Book
 _____, Pages _____, through
 _____.

DOROTHY H. WILKEN
 Clerk of Circuit Court
 By: _____

SHEET 2 OF 2



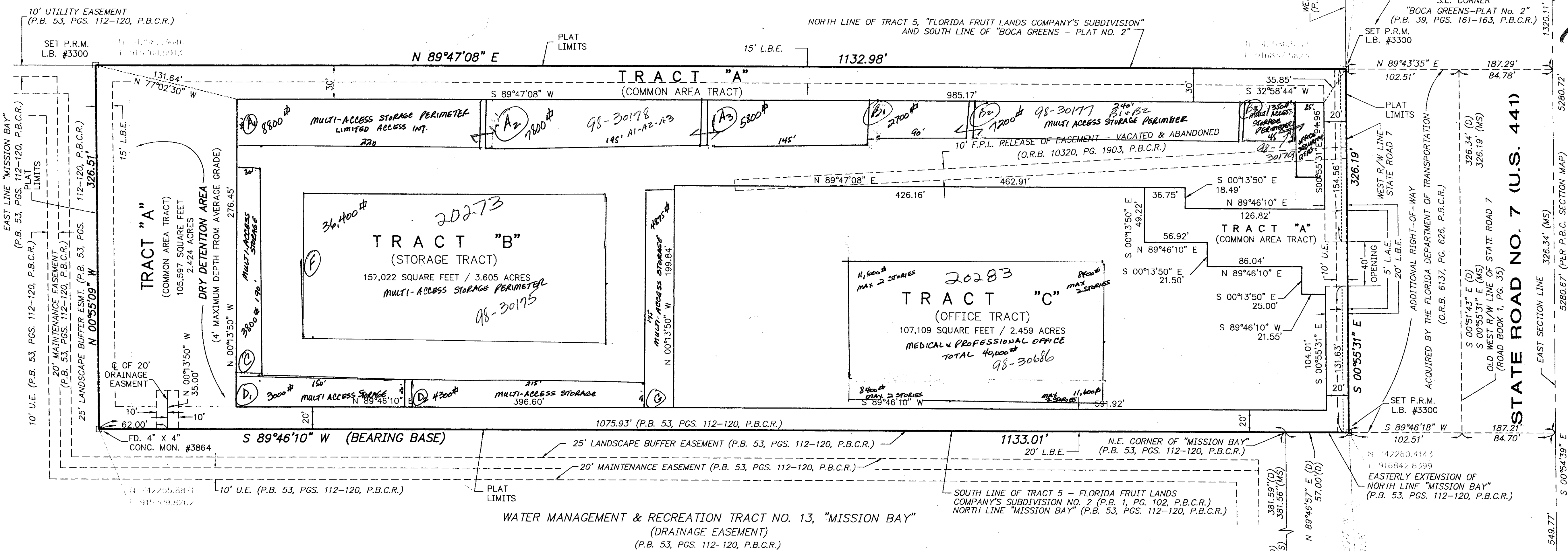
TRACTS	SQUARE FEET	ACRES
TRACT "A"	105,597	2.424
TRACT "B"	157,022	3.605
TRACT "C"	107,109	2.459
TOTAL	369,728	8.488

NOTE:
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
 RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
 PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
 KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 APRIL, 1998

TRACT "L-11"
 (WATER MANAGEMENT TRACT, DRAINAGE EASEMENT & INGRESS-EGRESS EASEMENT)
 BOCA GREENS - PLAT NO. 2
 (P.B. 39, PGS. 161-163, P.B.C.R.)

WATER MGMT & REC. TRACT NO. 13, "MISSION BAY"
 DRAINAGE EASEMENT (P.B. 53, PGS. 112-120, P.B.C.R.)



PET. 97-40
 CURRENT
 5/3/3/M

- NOTES:**
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1927, 1972 ADJUSTMENT AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY SECTION, BASED ON THE SOUTH LINE OF TRACT "A" HAVING A BEARING OF S 89°46'10" W.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
 - ABBREVIATION LEGEND: B.M. = BENCHMARK; C = CENTERLINE; CONC. = CONCRETE; CALC. = CALCULATED; (D) = DEED; D.E. = DRAINAGE EASEMENT; E = EASTING; EL. = ELEVATION; FD. = FOUND; L.B. = LICENSED BUSINESS; (MS.) = MEASURED; N = NORTHING; O.R.B. = OFFICIAL RECORDS BOOK; P. = PLAT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; U.E. = UTILITY EASEMENT; CONC. MON. = CONCRETE MONUMENT; F.P.L. = FLORIDA POWER & LIGHT; L.A.E. = LIMITED ACCESS EASEMENT; L.B.E. = LANDSCAPE BUFFER EASEMENT.

COORDINATE NOTE:
 STATE PLANE COORDINATES SHOWN ARE GRID
 DATUM - NAD83, 1990 ADJUSTMENT
 ZONE - FLORIDA EAST ZONE
 COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE
 MERCATOR PROJECTION
 LINEAR UNIT = US SURVEY FEET
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000019200
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SYMBOL LEGEND:
 ○ INDICATES PERMANENT REFERENCE MONUMENT, FOUND OR SET AS NOTED.
 △ INDICATES IRON ROD WITH SURVEYOR'S CAP, FOUND OR SET AS NOTED.
 □ INDICATES NETWORK CONTROL POINT.

S 89°46'10" W (PLAT BEARING) +00°00'06" = BEARING ROTATION
 S 89°46'16" W (GRID BEARING) (PLAT TO GRID)
 SOUTH BOUNDARY TRACT "A"
 (COMMON ELEMENT)

5000-376

83/58