

SALICK HEALTH CARE PLAT - M.U.P.D.

5000-279

84

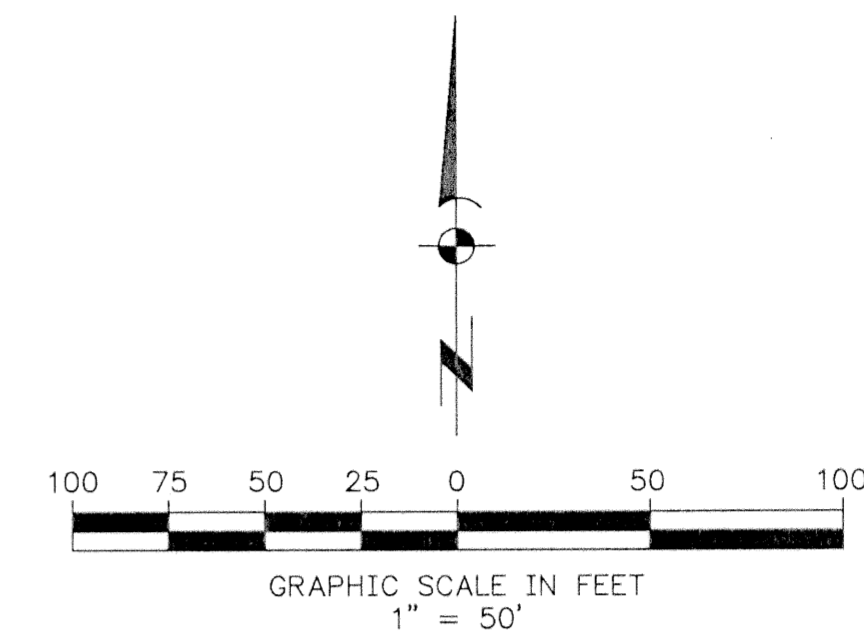
A REPLAT OF A PORTION OF TRACTS 13 AND 14, BLOCK 78
AND A PORTION OF A 50 FOOT RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES
THE PALM BEACH FARMS COMPANY PLAT NO. 3, (P.B. 2, PGS. 45 THROUGH 54 - P.B.C.R.)
SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

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
MARCH, 1998

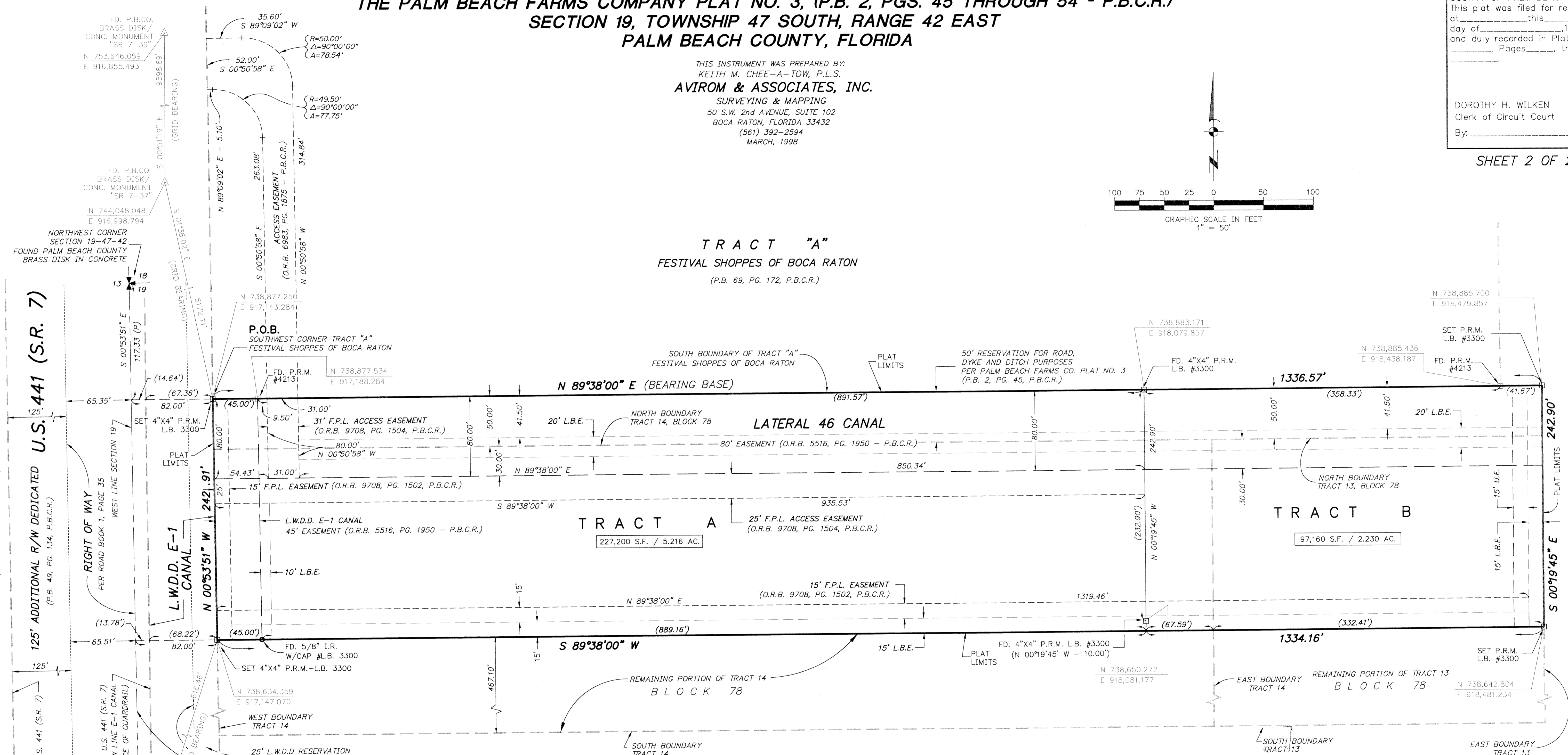
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____, 1998,
and duly recorded in Plat Book
_____, Pages _____, through
_____.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: _____

SHEET 2 OF 2



TRACT "A"
FESTIVAL SHOPPES OF BOCA RATON
(P.B. 69, PG. 172, P.B.C.R.)



PALM BEACH FARMS COMPANY PLAT NO. 3
(P.B. 2, PG. 45, P.B.C.R.)

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 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 = 1.000019673
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

AREA TABULATION:

TRACT "A"	227,200 S.F.	5.216 AC.
TRACT "B"	97,160 S.F.	2.230 AC.
TOTAL	324,360 S.F.	7.446 AC.

SYMBOL LEGEND:

- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND OR SET AS NOTED.
- INDICATES IRON ROD WITH SURVEYOR'S CAP, FOUND OR SET AS NOTED.
- △ INDICATES A PALM BEACH COUNTY NETWORK CONTROL STATION

N 89°38'00" E (PLAT BEARING)
N 89°38'16" E (GRID BEARING) +00°00'16" = CLOCKWISE BEARING ROTATION (PLAT TO GRID)
COMMON LINE BETWEEN EXISTING PLAT AND REPLAT (NORTH BOUNDARY OF THIS PLAT)

- 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 BASED ON THE PLAT OF FESTIVAL SHOPPES OF BOCA RATON, AS RECORDED IN PLAT BOOK 69, PAGES 172-174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTH LINE OF THE PROPERTY, HAVING A BEARING OF N89°38'00"E.
 - 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 AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
 - ABBREVIATION LEGEND: AC. = ACRES; B.M. = BENCHMARK; C. = CENTERLINE; E. = EASTING; EL. = ELEVATION; ESM'T. = EASEMENT; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.M.E. = LAKE MAINTENANCE EASEMENT; MS. = MEASURED; N. = NORTHING; O.R.B. = OFFICIAL RECORDS BOOK; P. = PLAT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; S.F. = SQUARE FEET; S.R. = STATE ROAD; W/CAP = WITH SURVEYOR'S CAP; NAD = NORTH AMERICAN DATUM; CONC. = CONCRETE; U.E. = UTILITY EASEMENT; L.B.E. = LANDSCAPE BUFFER EASEMENT; P.O.B. = POINT OF BEGINNING; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT.

SUBDIVISION # SALICK Healthcare Plat
 BOOK 82 PAGE 84
 FLOOD ZONE A
 FLOOD MAP # 23 UB
 ZONING CS/SE
 QUAD # 54
 SE 87-65
 ZIP CODE 33423
 PUB NAME Salick Healthcare Plat
 TAP 882

