

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
MARCH - 1997

ATLANTIC SQUARE

BEING A PORTION OF THE NORTHEAST ONE QUARTER OF
SECTION 22 TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

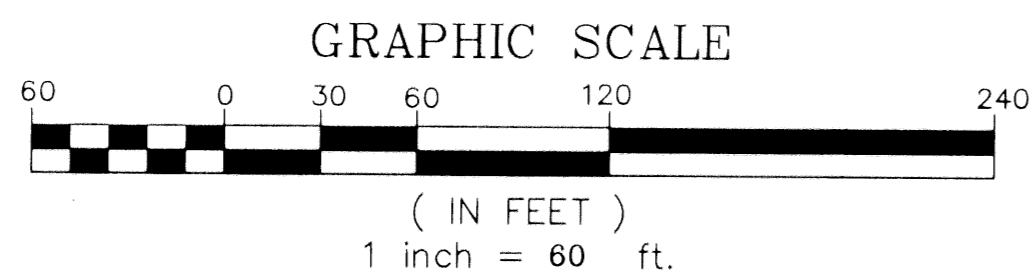
ABBREVIATION LEGEND:

AC.	DENOTES ACREAGE
D.B.	DENOTES DEED BOOK
DRAIN.	DENOTES DRAINAGE
ESM'T.	DENOTES EASEMENT
L.W.D.D.	DENOTES LAKE WORTH DRAINAGE DISTRICT
O.R.B.	DENOTES OFFICIAL RECORDS BOOK
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
R/W	DENOTES RIGHT-OF-WAY
SEC.	DENOTES SECTION
SQ. FT.	DENOTES SQUARE FEET
P.C.P.	DENOTES PERMANENT CONTROL POINT NO. 5005

5000-006

145

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1997 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

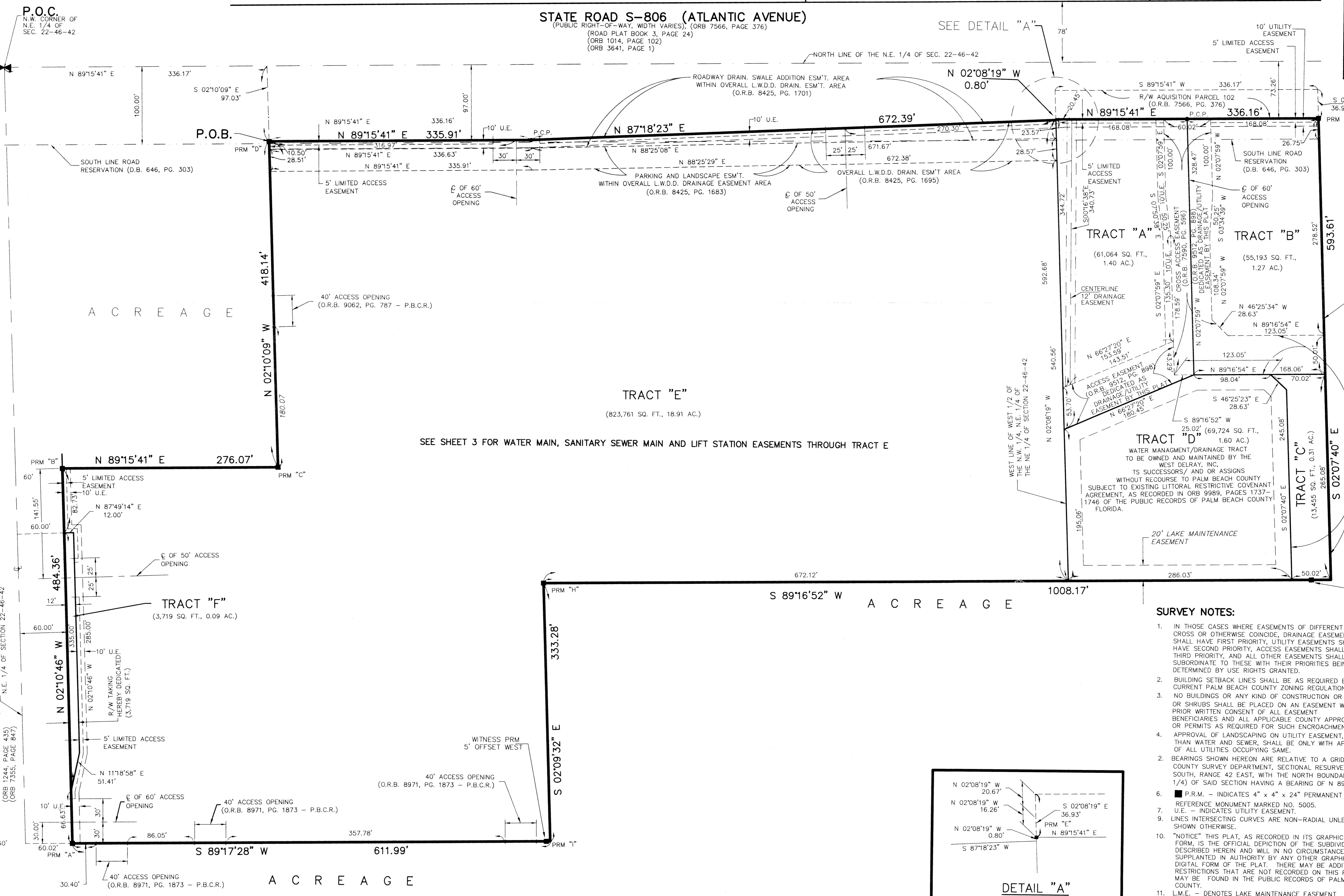


COCO WOOD LAKES SECTION 2
(PLAT BOOK 36, PAGES 89 AND 90)

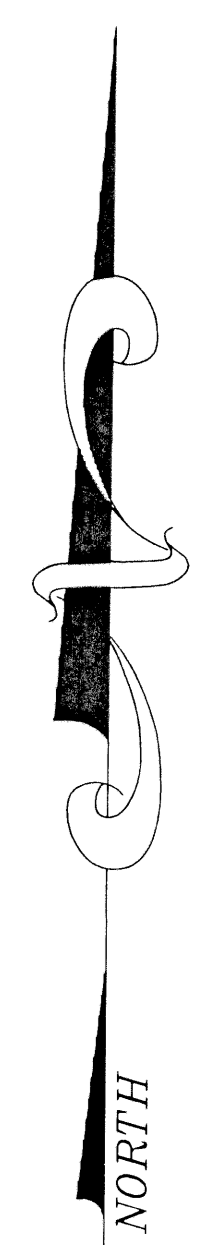
COCO WOOD LAKES SECTION 2
(PLAT BOOK 34, PAGE 159)

COCO WOOD LAKES SECTION 3
(PLAT BOOK 39, PAGE 143)

EL CLAIR RANCH ROAD
(ORB 2849, PAGE 1330)



SHEET 2 OF 3



TRACT "E"
(823,761 SQ. FT., 18.91 AC.)

TRACT "A"
(61,064 SQ. FT., 1.40 AC.)

TRACT "B"
(55,193 SQ. FT., 1.27 AC.)

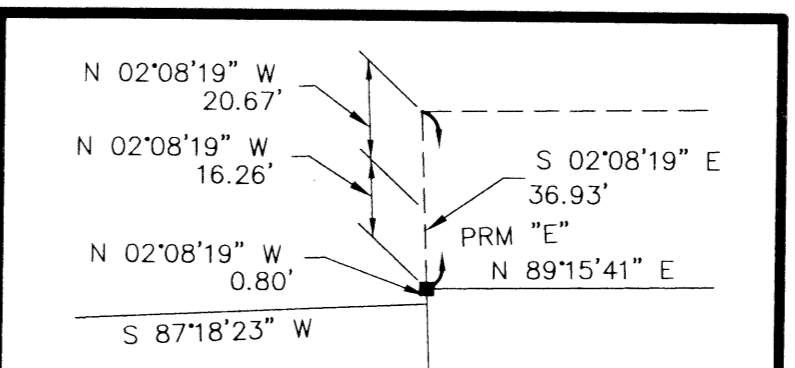
TRACT "D"
(69,724 SQ. FT., 1.60 AC.)

TRACT "C"
(13,455 SQ. FT., 0.31 AC.)

TRACT "F"
(3,719 SQ. FT., 0.09 AC.)

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT, SECTIONAL RESURVEY OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WITH THE NORTH BOUNDARY OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION HAVING A BEARING OF N 89°15'41" E.
- PR.M. - INDICATES 4" x 4" x 24" PERMANENT NO. 5005 REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- Lines intersecting curves are non-radial unless shown otherwise.
- "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.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
- CL - DENOTES CENTERLINE.



DETAIL "A"
SCALE: 1" = 10'

Atlantic Square
PAGE 145
FLAG MAP # 215A
ZONING CG15E
CLUB # 37
SE 04-06
TAZ 471
PUD NAME Atlantic Square

KINGS POINT SEVILLE CONDOMINIUM
JOG ROAD (CARTER ROAD)
(120' PUBLIC RIGHT-OF-WAY)
WEST LINE OF THE N.E. 1/4 OF SECTION 22-46-42
(ORB 1244, PAGE 435)
(ORB 7355, PAGE 847)

SEE SHEET 3 FOR WATER MAIN, SANITARY SEWER MAIN AND LIFT STATION EASEMENTS THROUGH TRACT E