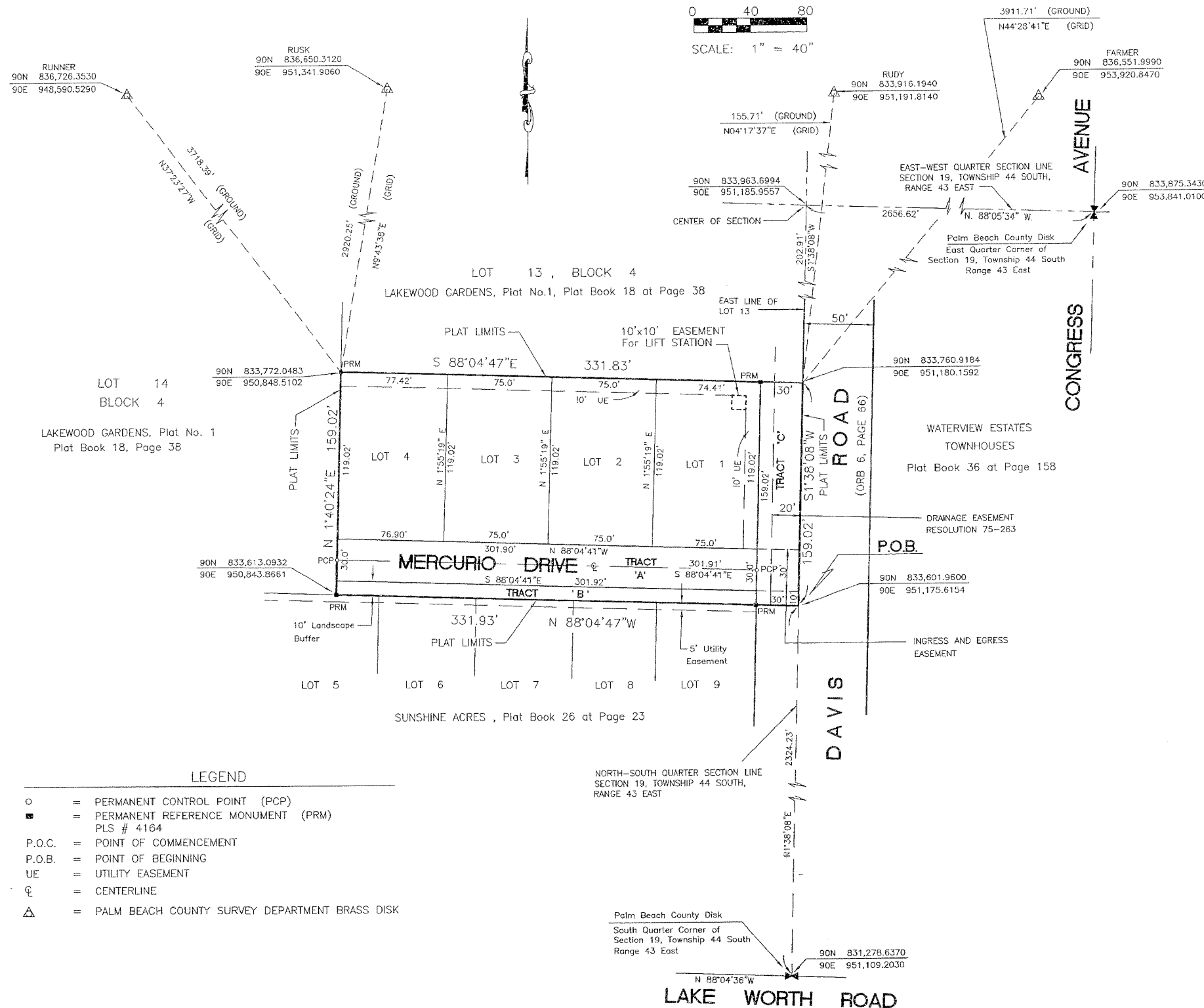
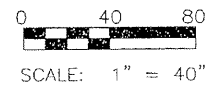


# MERCURIO SUBDIVISION IN THE VILLAGE OF PALM SPRINGS

BEING A REPLAT OF LOT 12, BLOCK 4, LAKEWOOD GARDENS, PLAT No.1, AS RECORDED IN PLAT BOOK 18 AT PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 1999  
SHEET 2 OF 2



**SURVEYOR'S NOTES:**

- No building or any kind of construction or trees or shrubs shall be placed on any easement without written approval of all easement beneficiaries and all applicable Village and County approvals or permits as required for such encroachments.
- In those instance where Easements of different types cross or otherwise coincide, Drainage Easements shall have first priority, Utility Easements shall have second priority and all other Easements shall be subordinate to these with their priorities being determined by use rights.
- All Utility Easements dedicated by this Plat shall provide for Cable Television service as required by Law.
- Existing Easements created independently prior to this Plat are shown hereon with respective recording information for informational purposes only and are not part of this Plat.
- Building setback lines shall be as required by current Village of Palm Springs regulations and/or any restrictive covenants pertaining to that portion of the development shown hereon.
- All bearings shown hereon are relative to an assumed bearing of North 01 Degrees 38 Minutes 08 Second East, along the North-South quarter line of Section 19, Township 44 South, Range 43 East, Palm Beach County, Florida, and all other bearings are relative thereto.

**7. Coordinates, Bearings and Distances**

Coordinates shown are grid  
Datum = NAD 83 1990 adjustment  
Zone = Florida East  
Linear Unit = US Survey Feet  
Coordinate System is the 1983 State Plane  
Transverse Mercator Projection.

All Distances are Ground  
Scale factor = 1.000018061  
Ground Distance x Scale Factor = Grid Distance.  
Bearing Rotation ( Plat to Grid ).  
00° 00' 06" Clockwise

**LEGEND**

- = PERMANENT CONTROL POINT (PCP)
- = PERMANENT REFERENCE MONUMENT (PRM)  
PLS # 4164
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- UE = UTILITY EASEMENT
- ⊕ = CENTERLINE
- △ = PALM BEACH COUNTY SURVEY DEPARTMENT BRASS DISK

ACREAGE TABULATION		
LOT 1	8891 S.F.	0.20 acres
LOT 2	8926 S.F.	0.21 acres
LOT 3	8926 S.F.	0.21 acres
LOT 4	9183 S.F.	0.21 acres
TRACT 'A'	9057 S.F.	0.21 acres
TRACT 'B'	3019 S.F.	0.06 acres
TRACT 'C'	4770 S.F.	0.11 acres
<b>TOTAL</b>	<b>52,772 S.F.</b>	<b>1.21 acres</b>