

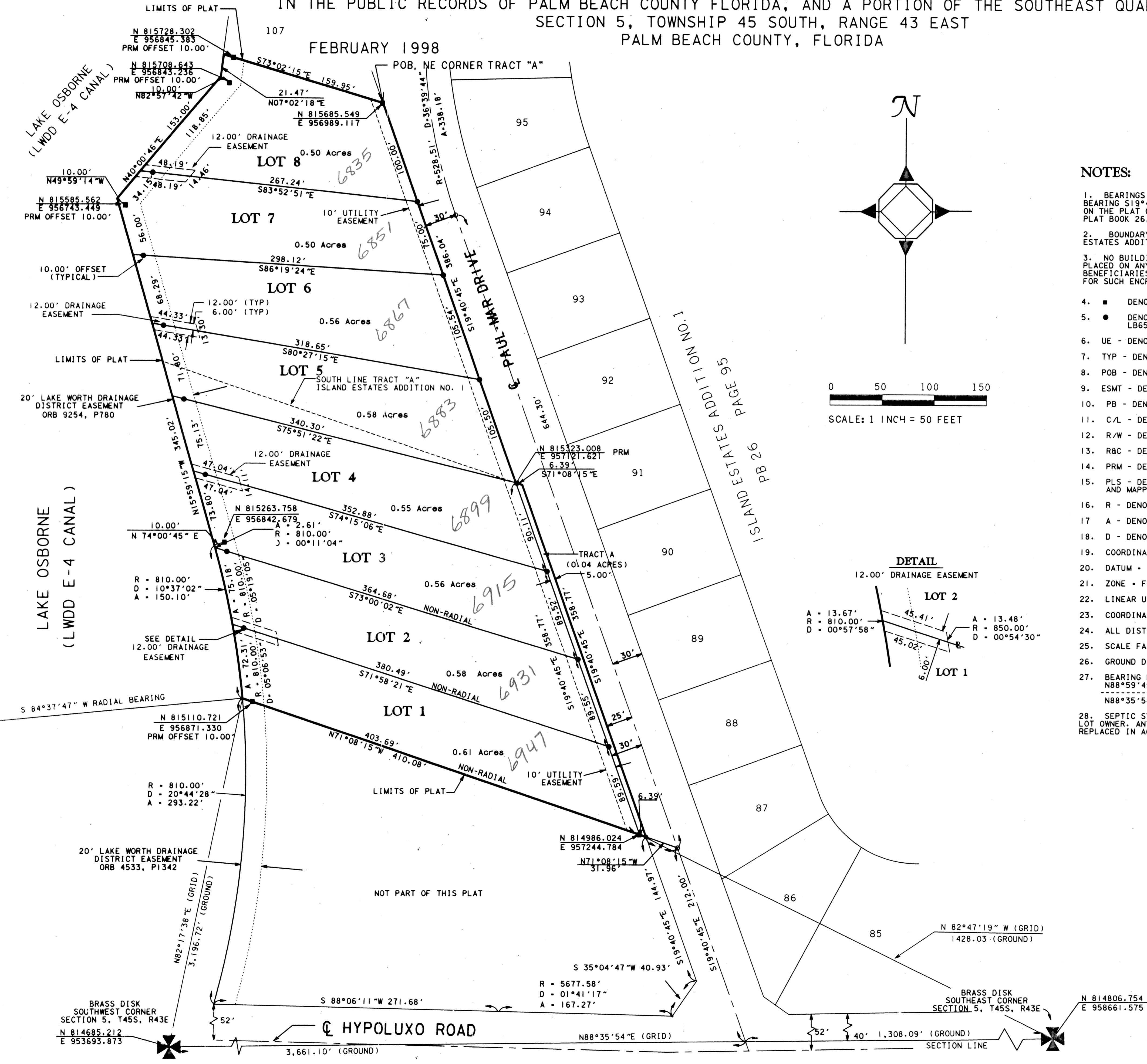
LOCHER PLAT

0706-01

2

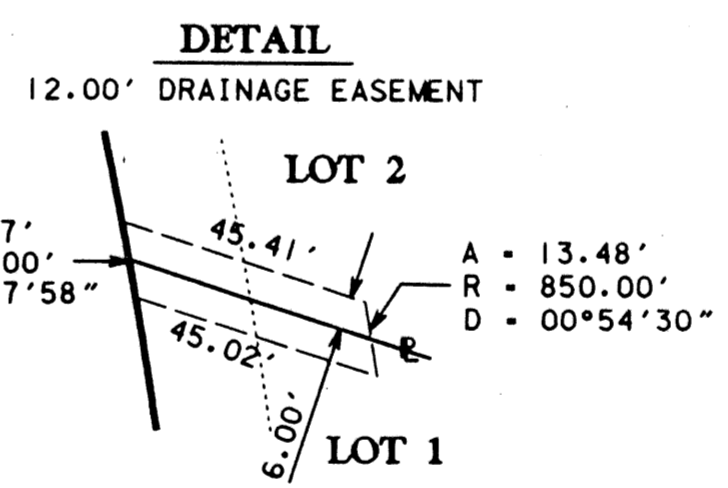
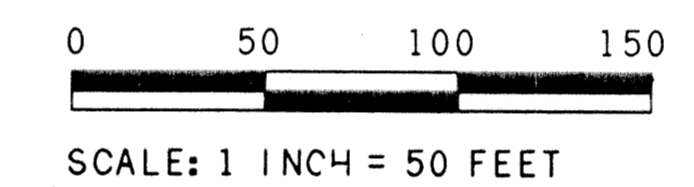
BEING A REPLAT OF TRACT "A" ISLAND ESTATES ADDITION NO. 1 AS RECORDED IN PLAT BOOK 26, PAGE 95
 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2



NOTES:

1. BEARINGS SHOWN ARE RELATIVE TO THE CENTERLINE OF PAUL-MAR DRIVE BEARING S19°40'45"E ALONG THE FRONTAGE OF THIS PROPERTY AS SHOWN ON THE PLAT OF ISLAND ESTATES ADDITION NO. 1 AS RECORDED IN PLAT BOOK 26, PAGE 95, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. BOUNDARY INFORMATION BASED ON ORB 3208, PAGE 499 AND PLAT OF ISLAND ESTATES ADDITION NO. 1, PLAT BOOK 26, PAGE 29.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. ■ DENOTES PERMANENT REFERENCE MONUMENT SET-STAMPED PLS 3871
5. ● DENOTES PROPERTY CORNERS; SET 5/8" REBAR WITH PLASTIC CAP STAMPED LB6595
6. UE - DENOTES UTILITY EASEMENT
7. TYP - DENOTES TYPICAL
8. POB - DENOTES POINT OF BEGINNING
9. ESMT - DENOTES EASEMENT
10. PB - DENOTES PLAT BOOK
11. C/L - DENOTES CENTER LINE
12. R/W - DENOTES PUBLIC STREET RIGHT-OF-WAY
13. R&C - DENOTES ROD AND CAP
14. PRM - DENOTES PERMANENT REFERENCE MONUMENT
15. PLS - DENOTES PROFESSIONAL LAND SURVEYOR/PROFESSIONAL SURVEYOR AND MAPPER
16. R - DENOTES RADIUS
17. A - DENOTES ARC LENGTH
18. D - DENOTES DELTA ANGLE
19. COORDINATES SHOWN ARE GRID
20. DATUM - NAD 83, 1990 ADJUSTMENT
21. ZONE - FLORIDA EAST
22. LINEAR UNIT - US SURVEY FOOT
23. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
24. ALL DISTANCES ARE GROUND
25. SCALE FACTOR - 1.000044275
26. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
27. BEARING ROTATION EQUATION (PLAT TO GRID):
 N88°59'45"E (PLAT) - 0°23'51" COUNTER CLOCKWISE ROTATION
 = N88°35'54"E (GRID)
28. SEPTIC SYSTEM INSTALLATIONS ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. ANY SEVERELY OR MODERATELY LIMITED SOILS MUST BE REPLACED IN ACCORDANCE WITH RULE 10D-6, FAC AND PBC ECR-1.



Locher Plat
 PAGE 2
 FLOOD MAP # 1756
 FLOOD ZONE B
 ZONING # 23
 ZIP CODE 33462
 SE 496
 TAZ
 PUD NAME Island Estates

