

JOURNEY'S END PLAT THREE

PART OF SMITH DAIRY EAST P.U.D.
 SITUATE IN SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
 BEING A REPLAT OF A PORTION OF BLOCKS 38 AND 39,
 AND THE 50' RIGHT OF WAY, AS SHOWN ON THE PLAT OF
 PALM BEACH FARMS COMPANY, PLAT NO. 3, PB 2, PGS 45 - 54,
 PALM BEACH COUNTY, FLORIDA
 MAY, 1999 SHEET 2 OF 9

0677-007

120

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD _____ DAY OF _____
 AD, 2000 AND DULY RECORDED
 IN PLAT BOOK _____ ON PAGES
 _____ AND _____
 DOROTHY H. WILKEN, CLERK
 BY: _____, D.C.

CIRCUIT COURT SEAL

SURVEYOR'S NOTES

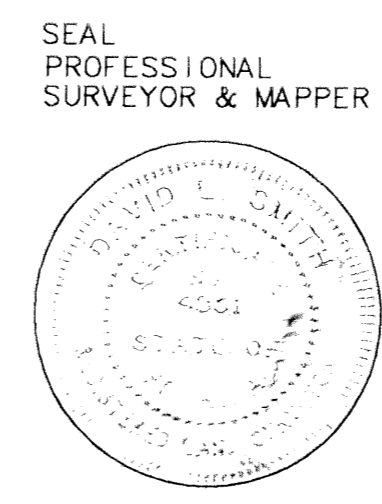
- ALL BEARINGS SHOWN HEREON REFER TO A GRID BEARING OF SOUTH 00°47'13" EAST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION (SEE NOTE ON SHEETS 3 AND 6 OF 9).
- 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 IMPROVEMENTS.
 IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
 THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTE: 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 THIS COUNTY.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- MOCK, ROOS AND ASSOCIATES, INC. LICENSED AUTHORIZATION NO. LB-048.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 THIS 15th DAY OF FEBRUARY, 2000 David L. Smith
 DAVID L. SMITH
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 4951

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, CHARLES D. ROBBINS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE JOURNEY'S END-BOYNTON BEACH LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
 DATE: 2/14/2000 BY: Charles D. Robbins
 CHARLES D. ROBBINS



THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE:	N/A
P.A. NO.:	98082.72
DATE:	MAY, 1999
DRAWING NO.:	45-42-03-79

MOCK • ROOS
 ENGINEERS • SURVEYORS • PLANNERS

JOURNEY'S END PLAT THREE
 PART OF SMITH DAIRY EAST P.U.D.
 SITUATE IN SEC 3 AND 4, TWP 45 S, RGE 42 E,
 BEING A REPLAT OF A PORTION OF BLOCKS 38 AND 39,
 AND THE 50' RIGHT OF WAY, AS SHOWN ON THE PLAT OF
 PALM BEACH FARMS COMPANY, PLAT NO. 3, PB 2, PGS 45-54,
 PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 9

CONVEYANCE JOURNEY'S END
 BOOK 87
 FLOOD ZONE 4B
 QUAD # 49 431
 SE 943
 FID NAME
 PAGE 120
 FLOOD MAP # 1756
 ZONING SE
 ZIP CODE 33443

C:\westsm\westsm\work\sm-brp01.dwg 02/11/00 01:41:00 DWG

REV. 10-21-99
 REV. 09-16-99
 CAD FILE:
 WESTSM_B/SM_BRP01