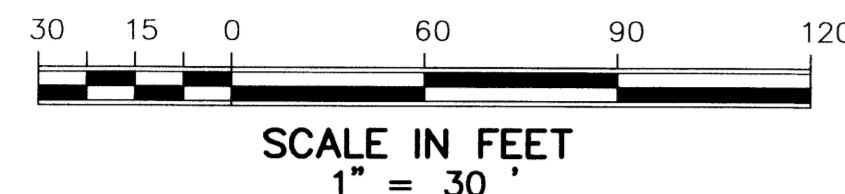
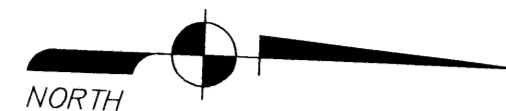


# COCONUT PLAZA, M.V.P.D.

THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

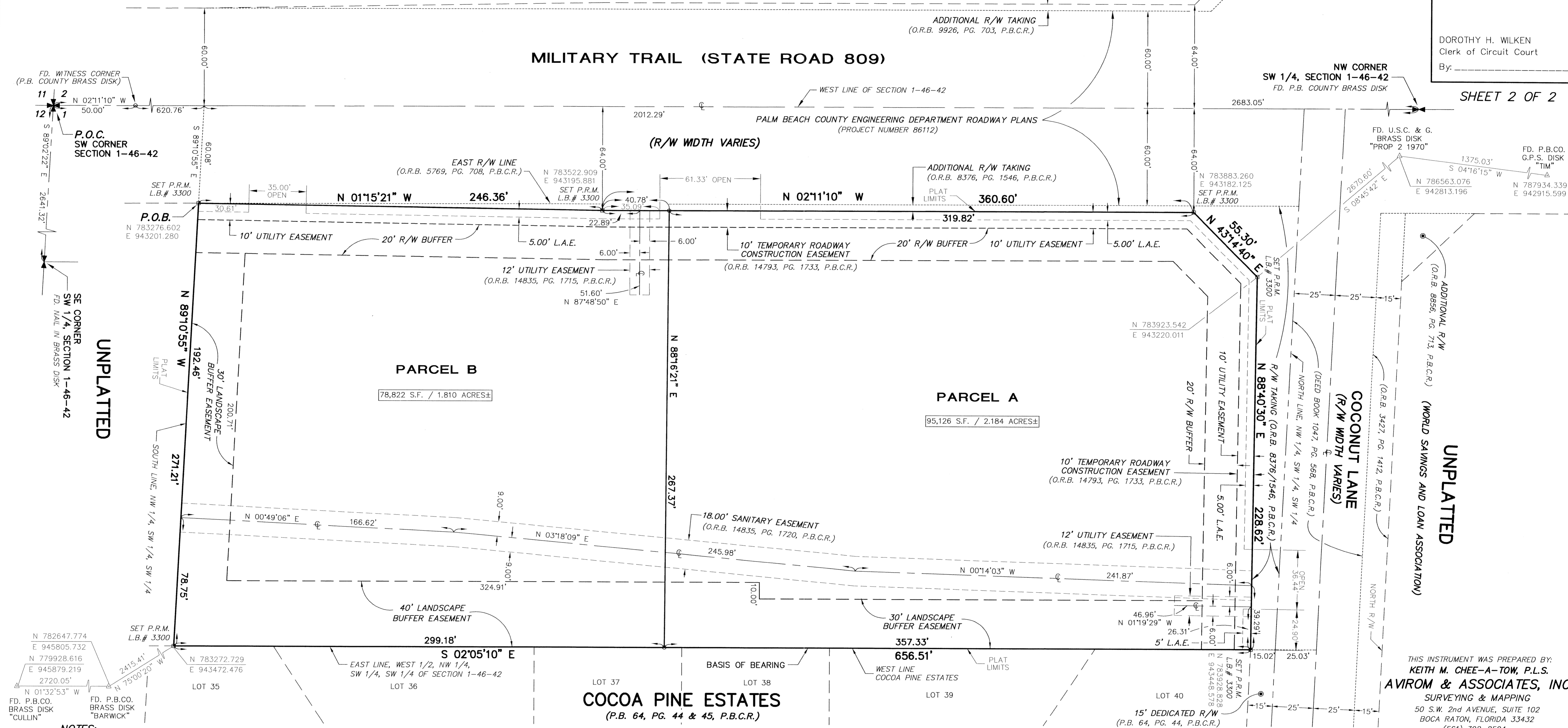


HAMPTON LAKES  
(P.B. 82, PG. 38, P.B.C.R.)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2003, and duly recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_, through \_\_\_\_\_

DOROTHY H. WILKEN  
Clerk of Circuit Court  
By: \_\_\_\_\_

SHEET 2 OF 2



UNPLATTED

UNPLATTED

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  
FEBRUARY, 2003

- 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 "COCOA PINE ESTATES" WITH THE WEST LINE OF SAID PLAT HAVING A BEARING OF S 02°05'10" 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.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
  - ABBREVIATION LEGEND: AC. = ACREAGE; CL. = CENTERLINE; CONC. = CONCRETE; FD. = FOUND; G.P.S. = GLOBAL POSITIONING SYSTEM; L.A.E. = LIMITED ACCESS EASEMENT; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.CO. = PALM BEACH COUNTY; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; SEC. = SECTION; S.F. = SQUARE FEET; U.E. = UTILITY EASEMENT; U.S.C. & G. = UNITED STATES COAST AND GEODETIC SURVEY.

- SYMBOL LEGEND:**
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
  - INDICATES SET 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300.

**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.

**ACREAGE DATA:**

PARCEL A	= 95,126 S.F.	2.184 ACRES
PARCEL B	= 78,822 S.F.	1.810 ACRES
TOTAL	= 173,948 S.F.	3.994 ACRES

**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 = 1.000036405  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

$\frac{S\ 02^{\circ}05'10''\ E}{S\ 02^{\circ}05'10''\ E}$  (PLAT BEARING) / (GRID BEARING)      00°00'00" = CLOCKWISE BEARING ROTATION (PLAT TO GRID)  
COMMON LINE BETWEEN COCOA PINE ESTATES PLAT AND EAST BOUNDARY OF THIS PLAT

SUBDIVISION Coconut Plaza  
BOOK 99 PAGE 75  
FLOOD ZONE B FLOOD MAP # 205 B  
QUAD # ZONING /MUPD  
SE ZIP CODE  
TAZ  
PUD NAME