

# 200 EAST PLAT

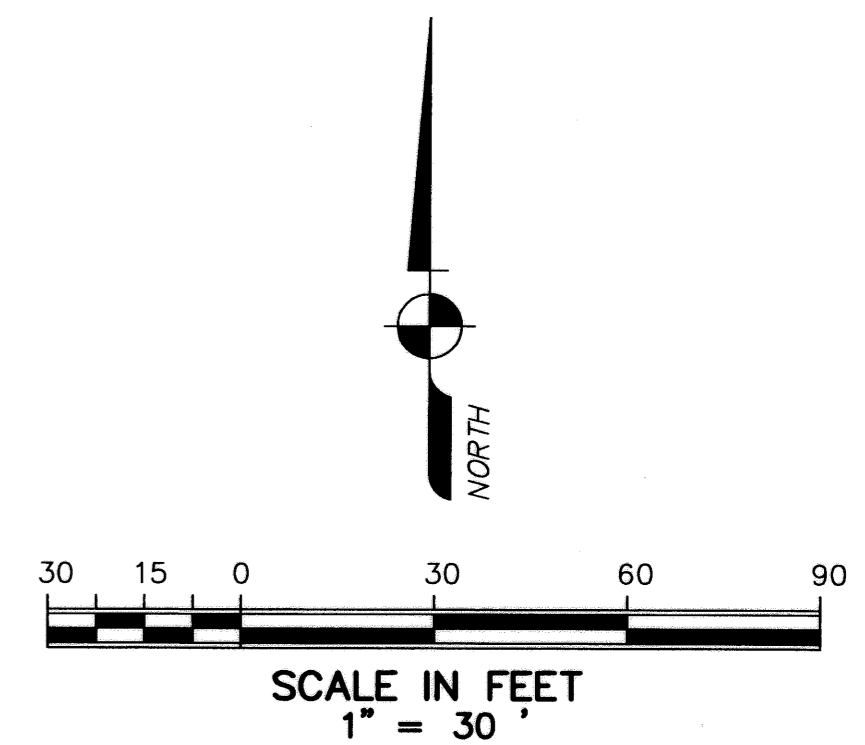
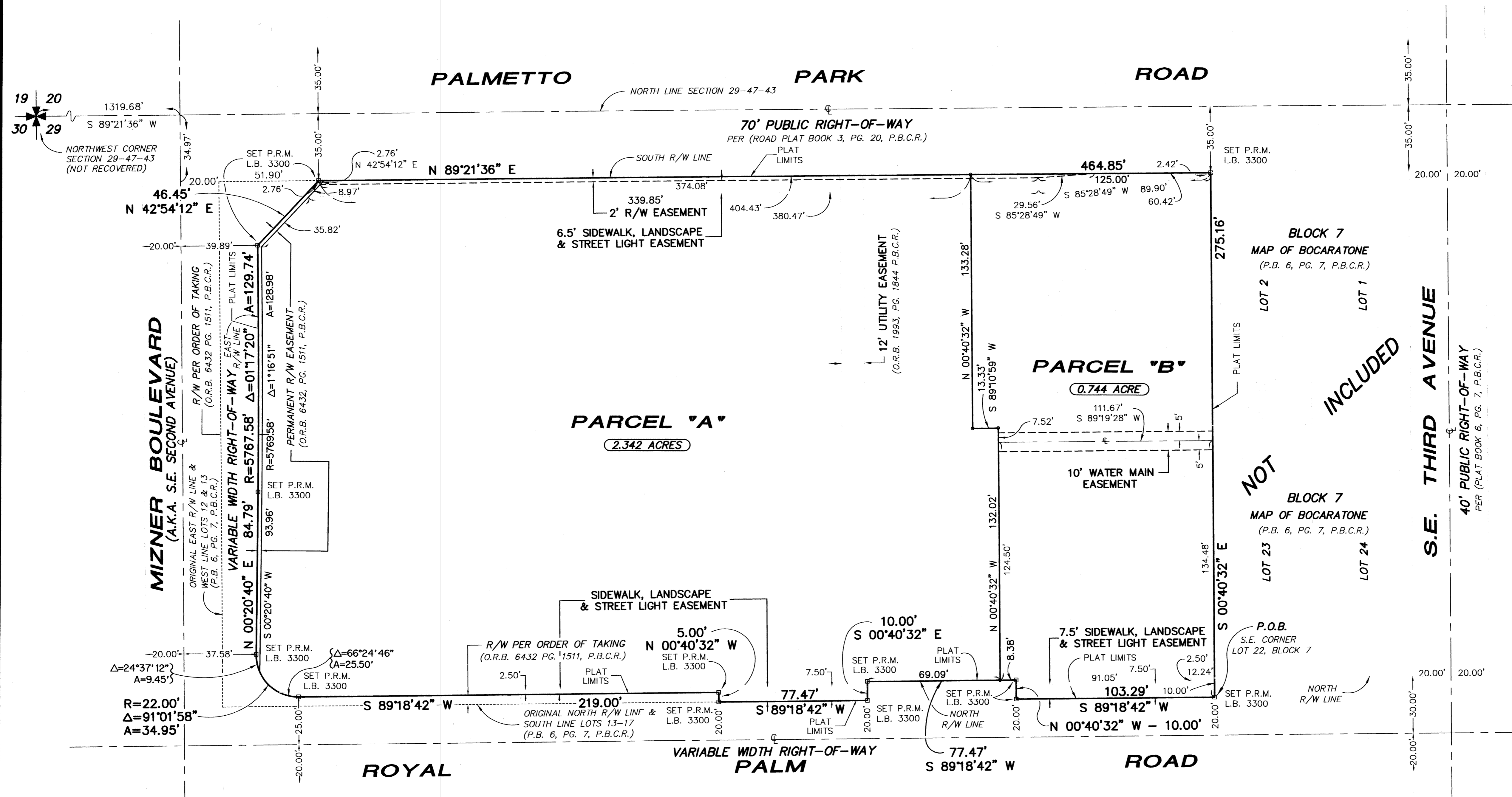
A REPLAT OF LOTS 3 THROUGH 22, BLOCK 7, LONGS ORIGINAL MAP OF BOCARATONE, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

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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



AREA TABULATION:

PARCEL A = 102,000.78 S.F.	2.342 ACRES
PARCEL B = 32,424.72 S.F.	0.744 ACRES
TOTAL	134,425.50 S.F. 3.086 ACRES

**SURVEYOR'S 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, HAVING A BEARING OF N 89°21'36" E.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT REGULATIONS APPLICABLE TO THE DOWNTOWN COMMUNITY REDEVELOPMENT AGENCY (CRA).
- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY 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: A= ARC LENGTH; C= CENTERLINE; Δ= CENTRAL ANGLE; FD.= FOUND; L.B.= LICENSED BUSINESS; O.R.B.= OFFICIAL RECORDS BOOK; P.L.S.= PROFESSIONAL LAND SURVEYOR; P.B.= PLAT BOOK; P.B.C.R.= PALM BEACH COUNTY RECORDS; PG.= PAGE; P.R.M.= PERMANENT REFERENCE MONUMENT; R= RADIUS; R/W= RIGHT-OF-WAY; P.O.B.= POINT OF BEGINNING.

**SYMBOL LEGEND:**

- INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.
- INDICATES SET NAIL WITH DISC STAMPED L.B. #3300 (UNLESS OTHERWISE NOTED).

**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.

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  
 JUNE, 2003