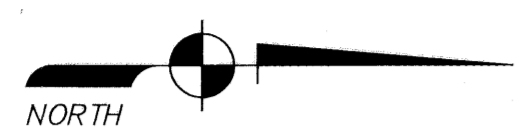


ATLANTIC AVENUE AND JOG ROAD PLAT

A PORTION OF THE NORTH 515 FEET OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

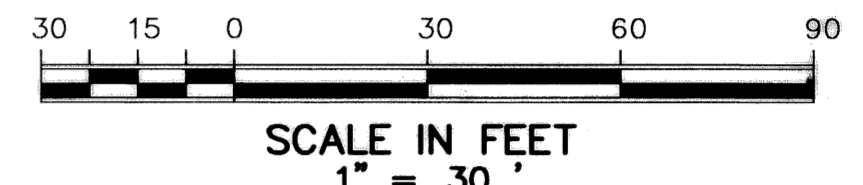
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ day of _____, 2003, and duly recorded in Plat Book _____, Pages _____, through _____
DOROTHY H. WILKEN
Clerk of Circuit Court
By: _____



PLAT NO. 1 KINGS POINT PLAZA
(P.B. 32, PG. 80, P.B.C.R.)

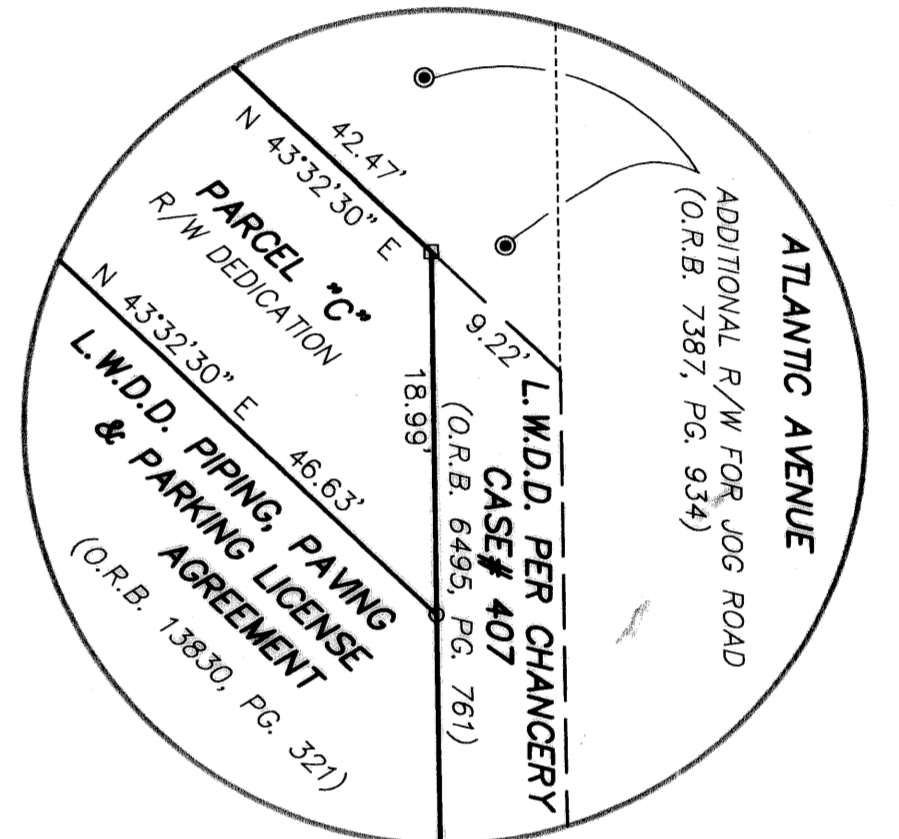
PLAT NO. 2 KINGS POINT PLAZA
(P.B. 31, PG. 174, P.B.C.R.)

FD. PALM BEACH COUNTY
BRASS DISC STAMPED
16 15
21 22
N.W. CORNER SECTION 22-46-42



SHEET 2 OF 2

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.



-DETAIL-
SCALE: 1" = 10'

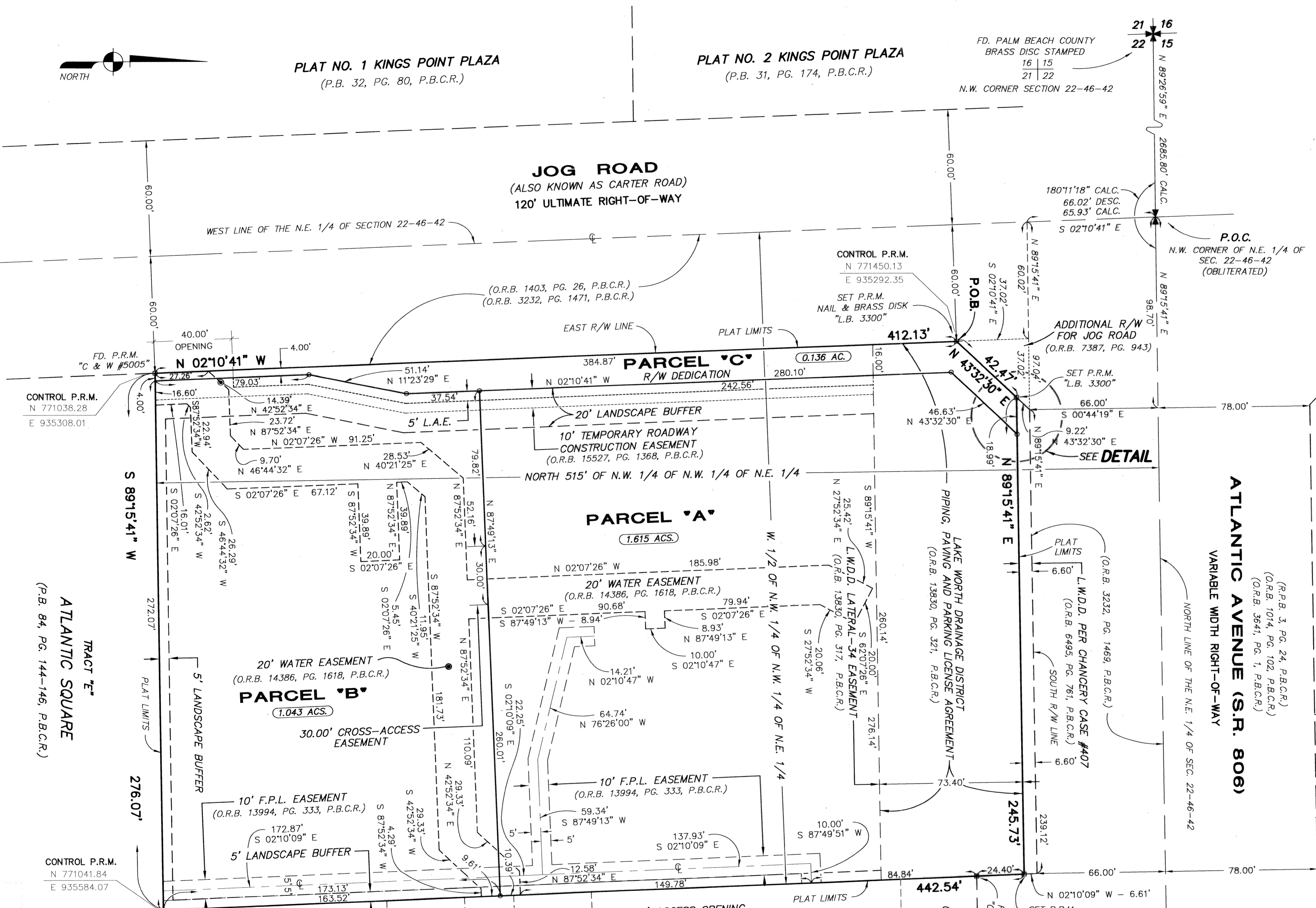
THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JUNE, 2003

AREA TABULATION:

PARCEL A	= 70,351.40 S.F.	1.615 ACRES
PARCEL B	= 45,411.21 S.F.	1.043 ACRES
PARCEL C (R/W DEDICATION)	= 5,927.06 S.F.	0.136 ACRES
TOTAL	121,689.67 S.F.	2.794 ACRES

- SYMBOL LEGEND:**
- INDICATES A 4"x4"x24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.)
 - △ INDICATES A PALM BEACH COUNTY NETWORK CONTROL STATION
 - INDICATES SET 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300.

- 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 RELATIVE TO THE PLAT OF "ATLANTIC SQUARE", PLAT BOOK 84, PAGE 144, PALM BEACH COUNTY RECORDS, BASED ON THE WEST LINE OF TRACT "E", HAVING A BEARING OF S 02°10'09" 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. = ACRE; C. = CENTERLINE; CALC. = CALCULATED; C.M. = CONCRETE MONUMENT; DESC. = PER DESCRIPTION; E. = EASTING; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT; GPS = GLOBAL POSITIONING SYSTEM; L.A.E. = LIMITED ACCESS EASEMENT; L.B. = LICENSED BUSINESS; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; N. = NORTHING; NAD = NORTH AMERICAN DATUM; O.R.B. = OFFICIAL RECORDS BOOK; O/S = OFFSET; P.B. = PLAT BOOK; P.B.CO. = PALM BEACH COUNTY; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; 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; S.R. = STATE ROAD; R.P.B. = ROAD PLAT BOOK.



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 = 1.000030473
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE THREE (3) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
NE COR SEC 21-46-42	N 771526.553	E 932542.737
N 1/4 COR SEC 21-46-42	N 771479.030	E 929859.146
SHERWOOD	N 773013.3162	E 946415.4628

SUBDIVISION Atlantic Avenue and Jog Road
BOOK 100
PAGE 157
FLOOD MAP # 215A
ZONING C-5
QUAD # 51
SE # 911
TAZ # 11
FUD NAME

S 02°10'09" E (PLAT BEARING)
S 02°10'07" E (GRID BEARING)
00°00'02" = CLOCKWISE BEARING ROTATION (PLAT TO GRID)
COMMON LINE BETWEEN ATLANTIC SQUARE PLAT - EAST BOUNDARY OF THIS PLAT