

# LAVIN PLAT

A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF LOT 23 OF MEDITERRANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 19 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

PALM BEACH COUNTY, FLORIDA  
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

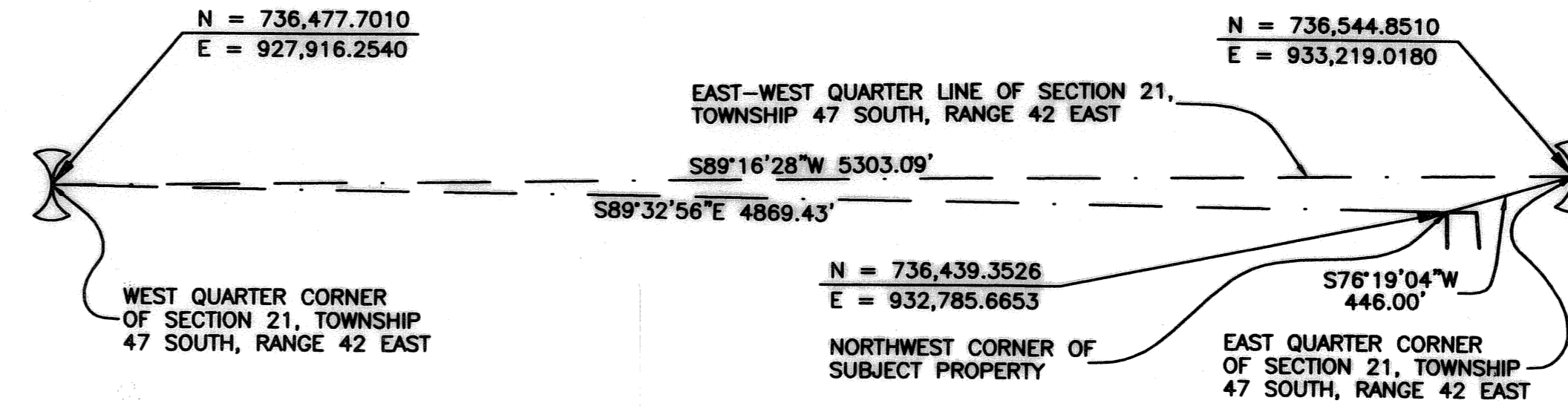
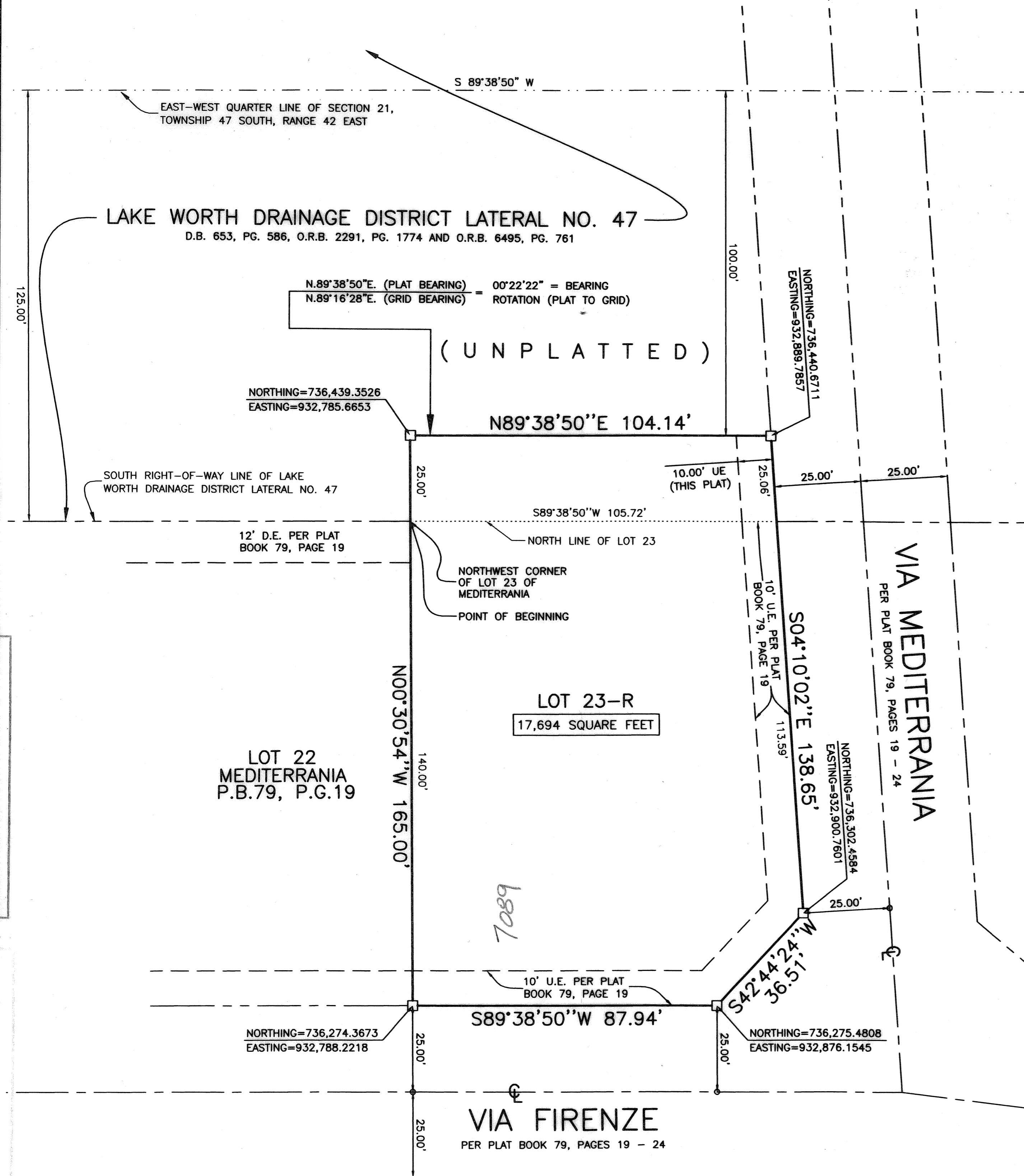
SHEET 2 OF 2  
AUGUST 2002

29

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_ M.  
THIS \_\_\_\_ DAY OF  
\_\_\_\_ A.D. 2005 AND DULY  
RECORDED IN PLAT BOOK  
\_\_\_\_ ON PAGES \_\_\_\_  
AND \_\_\_\_

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY : \_\_\_\_\_  
DEPUTY CLERK



NOTE: ALL BEARINGS ARE GRID BEARINGS.  
STATE PLANE COORDINATE DETAIL  
SCALE: 1" = 500'

NOTES  
COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000271  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

NOTES :

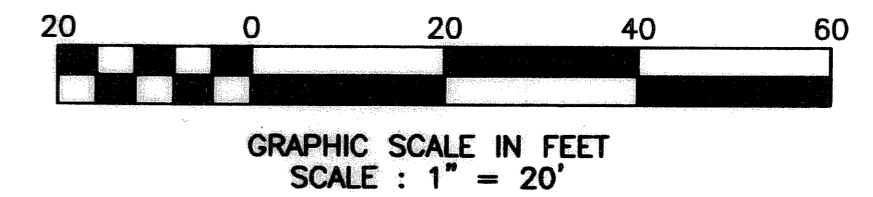
BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF  $S89^{\circ}38'50''W$  ALONG THE EAST-WEST QUARTER LINE OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.



LEGEND :

- C CENTERLINE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING

THIS INSTRUMENT WAS PREPARED BY :  
FREDERICK M. LEHMAN IN THE OFFICES OF  
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LICENSED BUSINESS NO. : LB-50

SUBDIVISION LAVIN PLAT  
BOOK 104, PAGE 029  
FLOOD ZONE FLOOD MAP # 290 B  
QUAD # 54 ZONING RTJ  
SE ZIP CODE 33433  
TAZ 077  
PUD NAME MEDITERRANIA

REVISE DATE : JULY 7, 2003  
REVISION : MARCH 16, 2003  
DATE : AUGUST 2, 2002  
JOB NUMBER : 06-100-8649  
FILE NAME : \\JAG\CADD\68649 LAVIN PLAT\LAVINPLAT.DWG