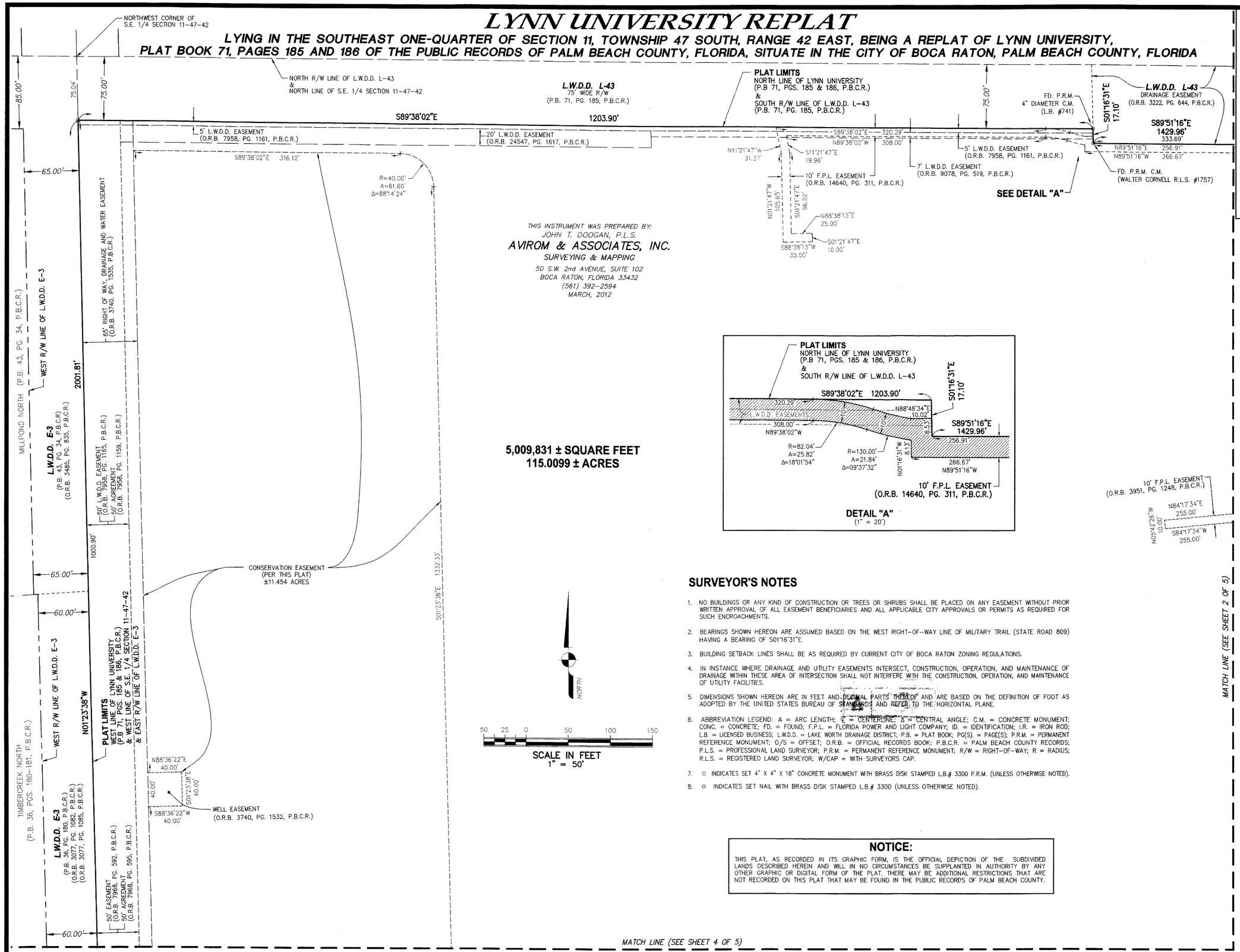
LYNN UNIVERSITY REPLAT

LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING A REPLAT OF LYNN UNIVERSITY, PLAT BOOK 71, PAGES 185 AND 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



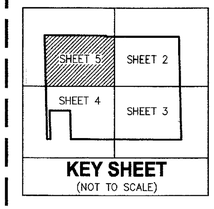
THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
MARCH, 2012

112

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at_____this_____ day of_____,2012, and duly recorded in Plat Book _____, Pages_____, through _____.

SHARON R. BOCK
Clerk & Comptroller
By: _____

SHEET 5 OF 5



KEY SHEET
(NOT TO SCALE)

SURVEYOR'S NOTES

1. 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.
2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) HAVING A BEARING OF S01°16'31"E.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
4. 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.
5. 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.
6. ABBREVIATION LEGEND: A = ARC LENGTH; ℄ = CENTERLINE; Δ = CENTRAL ANGLE; C.M. = CONCRETE MONUMENT; CONC. = CONCRETE; FD. = FOUND; F.P.L. = FLORIDA POWER AND LIGHT COMPANY; ID. = IDENTIFICATION; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; P.B. = PLAT BOOK; PG(S). = PAGE(S); P.R.M. = PERMANENT REFERENCE MONUMENT; O/S = OFFSET; O.R.B. = OFFICIAL RECORDS BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; R = RADIUS; R.L.S. = REGISTERED LAND SURVEYOR; W/CAP = WITH SURVEYORS CAP.
7. ▫ INDICATES SET 4" X 4" X 18" CONCRETE MONUMENT WITH BRASS DISK STAMPED L.B.# 3300 P.R.M. (UNLESS OTHERWISE NOTED).
8. ○ INDICATES SET NAIL WITH BRASS DISK 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.

8174-19P