THIS INSTRUMENT WAS PREPARED BY: LANEHART'S SUBDIVISION REPLAT NO. 1 JOHN T DOOGAN, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING BEING A REPLAT OF A PORTION OF LOT 7, LANEHART'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER (561) 392-2594 L.B. #3300 WITH LOT 10, MEEKS ADDITION TO BOYNTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. GRAPHIC SCALE IN FEET SCALE: 1" = 30' SHEET 2 OF 2 SHEETS NORTH QUARTER (1/4) CORNER **SURVEYOR'S NOTES:** SECTION 21-45-43 PALM BEACH COUNTY BRASS DISC 1. - INDICATES SET PERMANENT REFERENCE MONUMENT, A (NOT RECOVERED) 4"X4"X24" CONCRETE MONUMENT AND 3" BRASS DISC N: 804300, 7720 STAMPED "PRM L.B. 3300" E: 961335.2230 2.0 - INDICATES SET PERMANENT REFERENCE MONUMENT A NAIL LOT 6 & DISC STAMPED "PRM LB #3300" LANEHART'S SUBDIVISION 3.O - INDICATES SET 5/8"x18" IRON ROD WITH CAP, STAMPED LOT 6 (P.B. 1/35, P.B.C.R.) "AVIROM L.B. 3300" NOT INCLUDED 4. BEARINGS SHOWN HEREON BASED ON THE EAST-WEST O.R.B. 2840/1870, P.B.C.R.: QUARTER SECTION LINE OF SECTION 21-45-43 HAVING A NORTH LINE LOT 7 RIGHT-OF-WAY 20' RIGHT-OF-WAY THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE -(P.B. 5/84, P.B.C.R.) LOT 5 (P.B. 5/84, P.B.C.R.)-COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA N89\*58'39"W 555.97 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED DEDICATED RIGHT-OF-WAY CLOSURE FOR SUBURBAN: LINEAR: 1 FOOT IN 10,000 FEET N89'58'39"W 60.22' ~(O.R.B. 29634/1288, P.B.C.R.)~ N.W. 11TH AVENUE N01'39'39"W-HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY ∕R=20.00° OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES 10.00' PARCEL 'A' L=30.83'IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. 18,317 SQUARE FEET L=4.71'~ SCALE FACTOR = 1.00004988Δ=8819'00" S89\*58'39"E S89\*58'39"E 249.97 ∆=10°47′03″ GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR) *65.90*′ BUILDING SETBACK LINES SHALL BE AS REQUIRED BY S89°58'39"E CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS. 306.01 NORTH-SOUTH QUARTER-ABBREVIATION LEGEND: ¢ - CENTERLINE: F.S. - FLORIDA SECTION LINE R=25.00'-STATUTES; L.B. - LICENSED BUSINESS; O.R.B. - OFFICIAL 10' UTILITY SECTION 21-45-43 RECORD BOOKS; P.B. - PLAT BOOK; P.B.C.R. - PALM BEACH EASEMENT L = 38.54'COUNTY RECORDS; P.L.S. - PROFESSIONAL LAND SURVEYOR; ∆=88°19′00" P.R.M. - PERMANENT REFERENCE MONUMENT; P.S.M. = (TOTAL) PROFESSIONAL SURVEYOR & MAPPER; R.P.B. = ROAD PLAT BLOCK 3  $L=15.35^{\prime}$ POINCIANA HEIGHTS ∆=35°11'12" (P.B. 26/183, P.B.C.R.) LOT 4 NOT INCLUDED 8,099 SQUARE FEET 8,098 SQUARE FEET 8,098 SQUARE FEET 8,892 SQUARE FEET 7,795 SQUARE FEET 6' EASEMENT (P.B. 26/183, P.B.C.R.) LOT 2 8,099 SQUARE FEET A PORTION OF LOT 7 LOT 3 (P.B. 1/35, P.B.C.R.) NOT INCLUDED N01°39'39"W~ 5.00 S89°58′57"E 249.99' S89\*58'57"E 306.01 LOT 2 LOT 25 LOT 23 LOT 24 LOT 22 LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 BLOCK 1 THE FRANK WEBBER ADDITION (P.B. 9/3, P.B.C.R.) NOT INCLUDED LOT 1 EAST QUARTER (1/4) CORNER-SECTION 21-45-43 PALM BEACH COUNTY BRASS DISC N: 801665, 8870 E. 964074.4880 2027.62' (GRID) N.W. 10TH AVENUE 2027.52' (GROUND) CENTER OF SECTION-(W. MARTIN LUTHER KING JR. BOULEVARD) SECTION 21-45-43 2663.14' (GROUND) -EAST-WEST QUARTER SECTION LINE SECTION 21-45-43 FOUND NAIL & DISC (ADAIR & BRADY, INC.) BEARING BASIS N:801666 4680 E: 961411.2164 AVIROM & ASSOCIATES, INC. **SURVEYING & MAPPING** 50 S.W. 2ND AVENUE, SUITE 102

> HS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS ESCRIBED 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 HS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.



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