## WESTLAND CENTER BEING A REPLAT OF LOTS 9, 10 AND 11 OF STATE OF FLORIDA COUNTY OF PALM BEACH THE PLAT ROYAL PALM BEACH BUSINESS PARK IN PLAT BOOK 52, PAGE 71 SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THIS PLAT WAS FILED FOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AD AND DULY RECORDED VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA PARCEL 1 ALDI PARK IN PLAT BOOK \_\_\_\_\_ PLAT BOOK 116, PAGE 17-23 AT PAGE\_\_\_\_\_ WELLINGTON REGAL ONE LLC, O.R.B. 27328, PG. 700 NOT INCLUDED SHARON R. BOCK UNPLATTED NOT INCLUDED CLERK AND COMPTROLLER FND I.R.C. LB #7334 8.6 EAST S 88°51'52" E 300.00' 8.30' 503.59 DEPUTY CLERK 150.00' 150.00 GRAPHIC SCALE | EASEMENT FOR 18" PIPE ORB 11524, PG. 1547 40' DRAINAGE EASEMENT -NO WIDTH GIVEN SHEET 2 OF 2 40' DRAINAGE EASEMENT PLAT BOOK 52, PAGE 71 PLAT BOOK 52, PAGE 71 ( IN FEET ) 1 inch = 20 ft.- 12' F.P.L. EASEMENT O.R.B. 5240, PG. 1238 10.00' 10.00' 10.00' SURVEYOR'S NOTES: 1. BEARINGS AS SHOWN HEREON ARE ASSUMED, BASED UPON THE CENTERLINE OF TRACT C BUSINESS PARKWAY OF ROYAL PALM BEACH BUSINESS PARK, RECORDED IN PLAT BOOK 43.80' N |88 52 28"W 11.68'\ 52. PAGE 71 WHICH BEARS N 88\*52'28"W. 26,121.75 SQ. FT TRACT B O UTILITY EASEMENT 2 26,117.25 SQ. FT 2. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT. 3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. BUS PAG THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. INGRESS-EGRESS EASEMENT PRM/N.C 4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES N 88\*52'28"W 89.00' 21.00 AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ัก N 88\*52'28"W 120.00' $\infty$ 10' UTILITY EASEMENT ENCROACHMENTS. OT OT EAC 52 N 88'52'28" W 150.00 10' UTILITY EASEMENT 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE N 88 52 28 W 150.00 21.00' N 88'52'28"W 89.00' 0 COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL NOT HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL 147.00 TO MONUMENT N 88\*52'28"W 120.00' 30.00' OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING 149.00 TO MONUMENT DETERMINED BY USE RIGHTS GRANTED. 10.00' | 10.00' 10.00' 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS N 88 52 28 W 25.00 12.50 18.50 N 88 52 28 W 25.00 10' OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. TRACT D 20,216.25 SQ. FT TRACT A UTILITY EASEMENT 20,216.25 SQ. FT Legend INDICATES PERMANENT REFERENCE MONUMENT 4'X4'X24' CONCRETE MONUMENT LB 6936 PRM/ND INDICATES PERMANENT REFERENCE MONUMENT 35' SET BACK PLAT BOOK 52, PAGE 71 NAIL & DISK LB 6936 INDICATES LOT CORNER MONUMENTS- 1/2" IRON ROD & CAP LB 6936 INDICATES CENTER LINE INDICATES RIGHT OF WAY INDICATES OFFICIAL RECORD BOOK INDICATES PALM BEACH COUNTY 402.87' FND I.R.C. INDICATES LICENSED BUSINESS 5' LIMITED ACCESS EASEMENT 135.00' PRM 5' LIMITED ACCESS EASEMENT INDICATES POINT OF BEGINNING 150.00 570.00' FND I.R.C. IL FND I.R.C. LB #6936 150.00' N 88'52'28" W 300.00' Dean Surveying and Mapping, Inc. P.O.B. **BUSINESS PARKWAY** 4-15-2000 N 88°52'28" W (PLAT BEARING P.B. 52, PG. 71) Tel:(561)625-874 Facsimile (561)626-4558 10/18 DATE: DRAWN: R.S.R. SCALE: 1" = 20'

JOB No.: 018-412