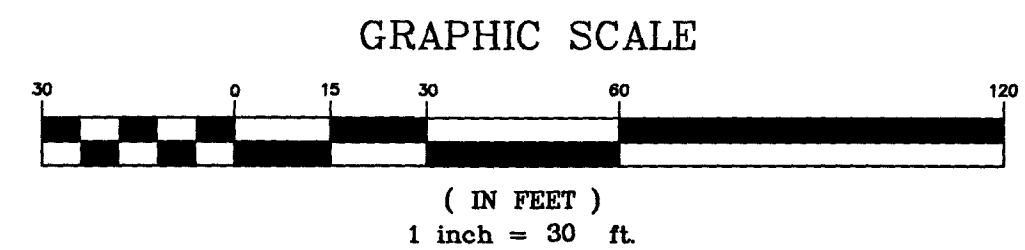


This instrument was prepared by
CONTROL POINT ASSOCIATES, FL, LLC
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309
Certificate of Authorization
Number: LB #8137



"LAKEVIEW LANDING"

A REPLAT OF A PORTION OF TRACT "C", WATERWAY PLAZA, (PLAT BOOK 69, PAGE 88, PALM BEACH COUNTY RECORDS) IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA SHEET 3 OF 7 SHEETS



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT ____ M.
THIS ____ DAY OF ____ 202__
AND DULY RECORDED IN
PLAT NO. ____
PAGE ____ THRU ____
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT
COURT & COMPTROLLER
BY: _____
DEPUTY CLERK

TRACT "C-1", LAKEVIEW CENTER
(PLAT BOOK 76, PGS 172 & 173, P.B.C.R.)

UNPLATTED

CENTERLINE - BASIS OF BEARINGS [N02°44'30"E] N01°36'46"E
ROYAL PALM BEACH BOULEVARD
106' RIGHT-OF-WAY (P.B. 31, PG. 26, P.B.C.R.)

SURVEYOR'S NOTES:

- 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, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF ROYAL PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPE CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

PRIVATELY-OWNED LOTS SUBJECT TO
PRESERVATION TREE EASEMENTS TABLE
SEE SHEET SEVEN (7) FOR DETAILS

BLOCK "A"	LOTS 1 AND 6
BLOCK "D"	LOT 1
BLOCK "E"	LOT 4
BLOCK "F"	LOT 1
BLOCK "G"	LOTS 1 AND 6
BLOCK "H"	LOTS 1 AND 6
BLOCK "I"	LOT 1
BLOCK "J"	LOTS 1, 2, 3, 4, 5 AND 6
BLOCK "K"	LOTS 1, 2, 3, 4 AND 5
BLOCK "L"	LOTS 1 AND 5
BLOCK "M"	LOTS 1, 2, 3, 4 AND 5
BLOCK "O"	LOTS 1 AND 6
BLOCK "P"	LOT 6

LEGEND:

- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE POST W/METAL ROD AND BRASS CAP STAMPED L.B. 285)
- P.C.P. - INDICATES PERMANENT CONTROL POINT - MCLAUGHLIN (MCL) NAIL WITH CAP #285
- L.B. - INDICATES LICENSED BUSINESS NUMBER
- P.B., PG. - INDICATES PLAT BOOK & PAGE
- P.B.C.R. - INDICATES PALM BEACH COUNTY RECORDS
- SQ. FT. - INDICATES SQUARE FEET (NR) - INDICATES NOT RADIAL
- (R) - INDICATES RADIAL
- O.R., PG., - INDICATES OFFICIAL RECORDS BOOK, PAGE
- R/W - INDICATES RIGHT-OF-WAY
- N100000 - INDICATES STATE PLANE COORDINATE NORTHING
- E100000 - INDICATES STATE PLANE COORDINATE EASTING
- ⊙ - INDICATES CENTERLINE
- F.S. - INDICATES FLORIDA STATUTES
- R - INDICATES RADIUS
- Δ - INDICATES CENTRAL ANGLE (DELTA)
- A - INDICATES ARC LENGTH
- (DESC.) - INDICATES DESCRIPTION
- (R) - INDICATES RADIAL BEARING
- (NR) - INDICATES NON-RADIAL BEARING
- (CH. BRG.) - INDICATES CHORD BEARING
- (CH.) - INDICATES CHORD
- (TO P.C.) - INDICATES TO POINT OF CURVE
- SD&LE - SPECIAL DRAINAGE AND LANDSCAPE EASEMENT

STATE PLANE COORDINATES:

COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT.
ZONE = FLORIDA EAST.
LINEAR UNITS = U.S. SURVEY FOOT.
COORDINATES SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR.
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.00003843
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
BEARINGS SHOWN THUS [XX°XX'XX"] ARE GRID BEARINGS AND REFERENCE THE EAST LINE OF THE SW 1/4 OF SECTION 12-44S-42E AS [NORTH 01°30'19" WEST].
BEARING SHOWN HERON REFER TO RECORD PLATS.
BEARING ROTATION EQUATION:
N01°36'46"E (PLAT)
CLOCKWISE ROTATION
[N02°44'30"E] (GRID)

