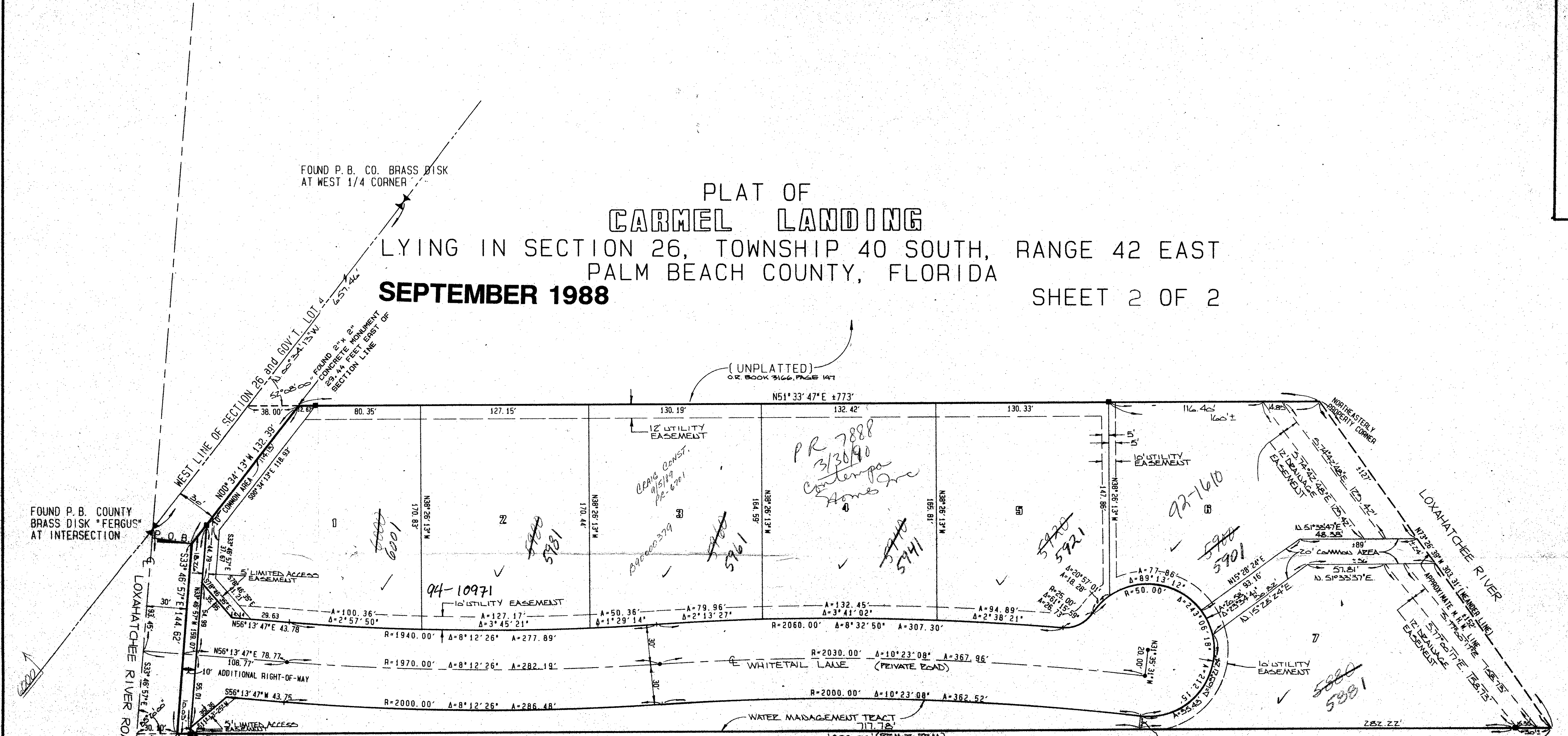


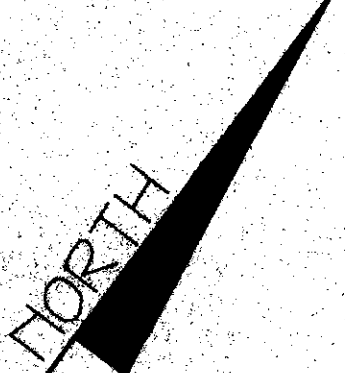
PLAT OF  
CARMEL LANDING  
LYING IN SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
SEPTEMBER 1988 SHEET 2 OF 2



9) THE PLAT OF CARMEL LANDING ENCOMPASSES LANDS ORIGINALLY DESCRIBED IN DEED BOOK 1079, PAGE 422, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
OLD 2" X 2" CONCRETE MONUMENTS WERE FOUND AT THE NORTHWESTERLY AND SOUTHWESTERLY CORNERS OF THE PLAT PARCEL THAT HAD APPARENTLY BEEN ACCEPTED AS THE PROPERTY CORNERS BY BOTH THE PLAT PARCEL AND THE ADJOINING PARCELS TO THE NORTH AND SOUTH.  
THE CALCULATED POSITIONS OF THE PROPERTY CORNERS USING DEED DISTANCES AND CONTROL MONUMENTATION ESTABLISHED BY THE SURVEY SECTION OF THE PALM BEACH COUNTY ENGINEERING DEPARTMENT FOUND AND NOTED ON THE DRAWING HEREON, DID NOT MATCH THE LOCATION OF THE OLD MONUMENTS FOUND.  
THE LEGAL DESCRIPTION OF THE ADJOINING PARCEL TO THE SOUTH, FOUND IN OFFICIAL RECORD BOOK 1545, PAGE 445, AND THE LEGAL DESCRIPTION OF THE PLAT PARCEL, FOUND IN DEED BOOK 1079, PAGE 422, DESCRIBE A COMMON BOUNDARY BETWEEN THE TWO PARCELS, BY COMPARISON OF THE TWO DESCRIPTIONS.  
THE LEGAL DESCRIPTION OF THE ADJOINING PARCEL TO THE NORTH, FOUND IN OFFICIAL RECORD BOOK 3166, PAGE 147, DESCRIBES THE SOUTHERLY BOUNDARY OF SAID PARCEL LYING 2 FEET, MORE OR LESS, NORTH OF THE NORTHERLY BOUNDARY OF THE PLAT PARCEL, DESCRIBED IN DEED BOOK 1079, PAGE 422, BASED ON A MATHEMATICAL COMPARISON OF THE TWO DESCRIPTIONS.  
PERMANENT REFERENCE MONUMENTS WERE PLACED ON THE BOUNDARY OF THE PLAT PARCEL BASED ON THE LOCATION OF THE OLD 2" X 2" CONCRETE MONUMENTS FOUND, AS NOTED ABOVE, AND THE DIRECTION OF THE NORTHERLY AND SOUTHERLY BOUNDARIES WERE ESTABLISHED USING THE ANGLES MEASURED FROM THE CENTERLINE OF LOXAHATCHEE RIVER ROAD AND FROM THE WEST LINE OF SECTION 26, AS NOTED IN THE DESCRIPTIONS OF RECORD REFERRED TO HEREIN, AND SHOWN HEREON.  
THE INTENT OF FRANK CARR, III, OWNER OF THE PLAT PARCEL, IS TO ACQUIESCE AND AGREE TO THE EXISTING OCCUPIED BOUNDARIES OF THE PLAT PARCEL AND ADJOINING PARCELS AS MARKED BY THE OLD 2" X 2" CONCRETE MONUMENTS, BASED ON THE EVIDENCE NOTED ABOVE, TO MAKE NO CLAIM OVER ANY GAP OR OVERLAP RESULTING FROM STRICT MATHEMATICAL INTERPRETATION OF THE EXISTING DEEDS OF RECORD NOTED HEREIN, AND TO ESTABLISH THE BOUNDARIES OF THE PLAT OF CARMEL LANDING AS THE COMMON BOUNDARY OF RECORD BETWEEN THE PLAT PARCEL AND THE ADJOINING PARCELS.

- NOTES:
- 1) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 2) ● DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET.
  - 3) ○ DENOTES PERMANENT CONTROL POINT (P.C.P.) TO BE SET.
  - 4) BEARINGS BASED ON A BEARING OF N00°34'13"W ALONG THE WEST LINE OF SECTION 26 PER PALM BEACH COUNTY SURVEY SECTION MAP 26/40/42.
  - 5) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 85-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
  - 6) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
  - 7) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - 8) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 BEING DETERMINED BY THE USE RIGHTS GRANTED.

SCALE: 1" = 40  
0 25 50 100



APPROVED BY  
TIMOTHY J. MESSLER, INC.

0539-001

THIS INSTRUMENT WAS PREPARED BY: MARK D. BROOKS  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 3485  
FOR: TIMOTHY J. MESSLER, INC.  
600 SANDTREE DRIVE  
SUITE 301  
PALM BEACH GARDENS, FL 33410

Timothy J. Messler, Inc.  
CONSULTING ENGINEERS

CARMEL LANDING

800 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

Handwritten notes and stamps on the left margin, including 'TAZ 16' and '05/10/142'.