

" MILITARY TOWN CENTER PLAZA "

BEING A REPLAT OF PLAT No. 2 "ARVIDA BUSINESS PLAZA"
AS RECORDED IN PLAT BOOK 39, PAGE 158 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

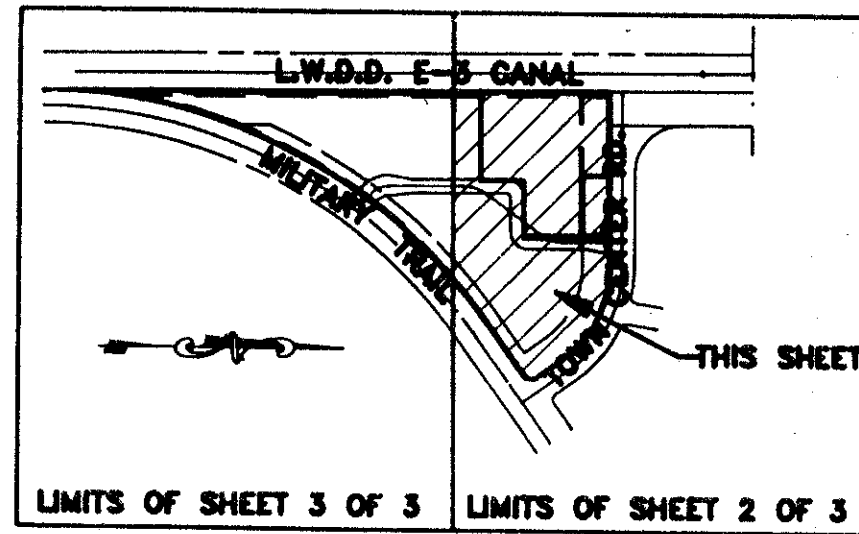
SHEET 2 OF 3

THIS INSTRUMENT PREPARED BY:
MANUEL GUTIERREZ, P.L.S.
IN THE OFFICES OF:



**SHEREMETA ASSOCIATES
CONSULTING ENGINEERS**

land planning • engineering • surveying
101 S.E. 8th Avenue, Suite F • Delray Beach, Florida 33483 • (407) 278-7300



INDEX MAP
N.T.S.

ARVIDA BUSINESS PLAZA
REPLAT OF PARCEL 'B'
(P.B. 36, PG. 81)

QUANTITATIVE DATA

ZONING DISTRICT	CS/SE
PARCEL SIZE	18.596 AC.
SETBACKS	
FRONT	40'
SIDE INTERIOR	15'
SIDE CORNER	25'
REAR	20'

LEGEND

- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- ↪ DENOTES POINT OF CURVATURE/POINT OF TANGENCY OR CHANGE IN DIRECTION

NOTE:
ADDITIONAL 3 FT. SETBACK FOR EACH FLOOR ABOVE 35 FT. IN HEIGHT

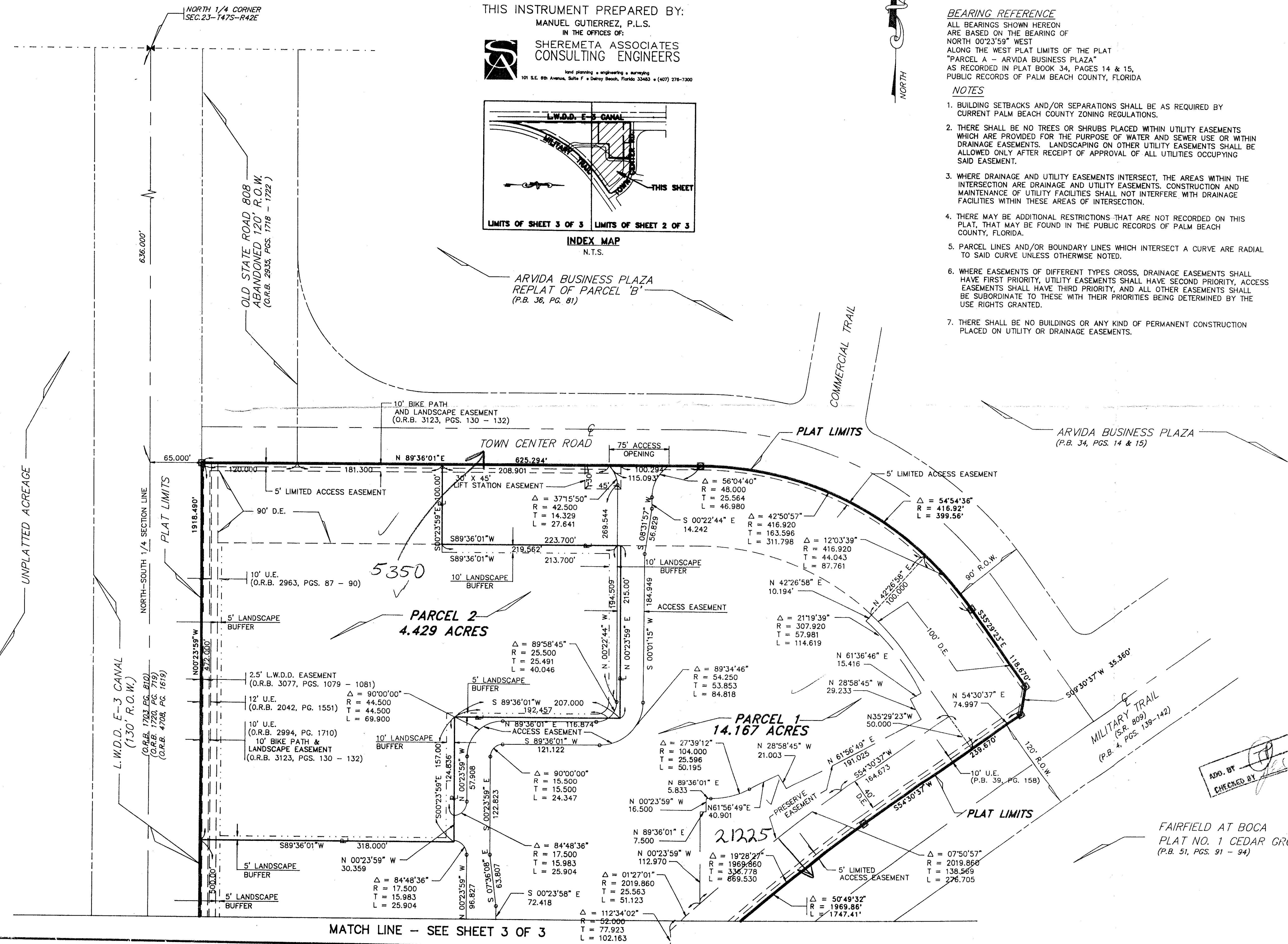
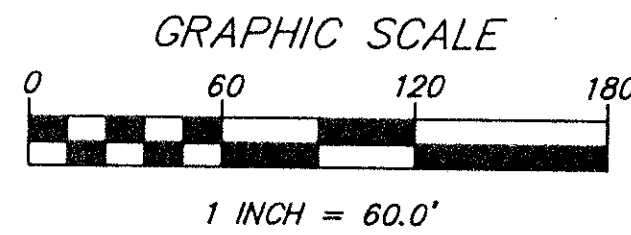
BEARING REFERENCE

ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 00°23'59" WEST ALONG THE WEST PLAT LIMITS OF THE PLAT "PARCEL A - ARVIDA BUSINESS PLAZA" AS RECORDED IN PLAT BOOK 34, PAGES 14 & 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NOTES

- BUILDING SETBACKS AND/OR SEPARATIONS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN UTILITY EASEMENTS WHICH ARE PROVIDED FOR THE PURPOSE OF WATER AND SEWER USE OR WITHIN DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER RECEIPT OF APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 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.
- PARCEL LINES AND/OR BOUNDARY LINES WHICH INTERSECT A CURVE ARE RADIAL TO SAID CURVE UNLESS OTHERWISE NOTED.
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF PERMANENT CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 1989, AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGE _____
JOHN B. DUNKLE
CLERK CIRCUIT COURT
BY: _____ D.C.



Military Town Center Plaza
SUBDIVISION *
BOOK 63
FLOOD MAP # 2356
FLOOD ZONE AO 1
ZONING CS 76-170
QUAD # 39
SE 23/4 7142
ZIP CODE 33433
PID NAME TAZ 697

ADD. BY [Signature]
CHECKED BY [Signature]

FAIRFIELD AT BOCA
PLAT NO. 1 CEDAR GROVE
(P.B. 51, PGS. 91 - 94)

MATCH LINE - SEE SHEET 3 OF 3