

MISSION BAY - TRACT F - PHASE II - LAKEVIEW TOWNHOMES REPLAT

A PART OF A P.U.D.

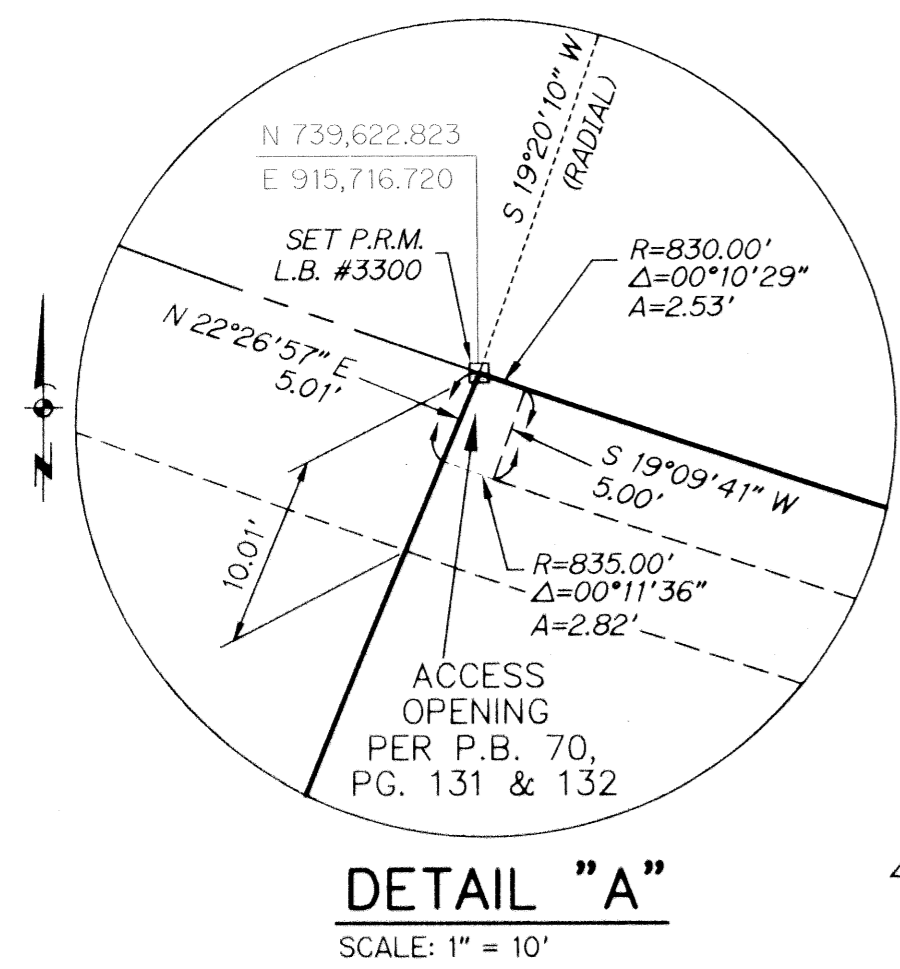
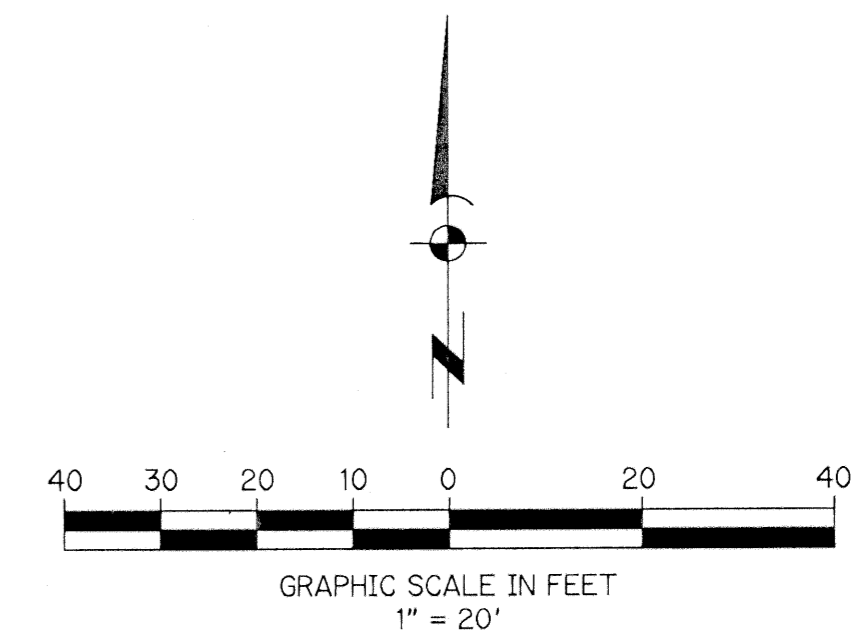
A PORTION OF MISSION BAY - TRACT F - PHASE II, (P.B. 70, PGS. 131 AND 132 - P.B.C.R.)

SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at _____ this _____ day of _____, 1999, and duly recorded in Plat Book _____, Pages _____, through _____.

DOROTHY H. WILKEN
 Clerk of Circuit Court
 By: _____

THIS INSTRUMENT WAS PREPARED BY:
 KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 SEPTEMBER, 1998



DETAIL "A"
 SCALE: 1" = 10'

ACREAGE TABULATION

TRACT "A"	2,749 SQUARE FEET	0.063 ACRES
TRACT "B"	724 SQUARE FEET	0.016 ACRES
BLOCK "A"	13,626 SQUARE FEET	0.313 ACRES
TOTAL	17,099 SQUARE FEET	0.392 ACRES

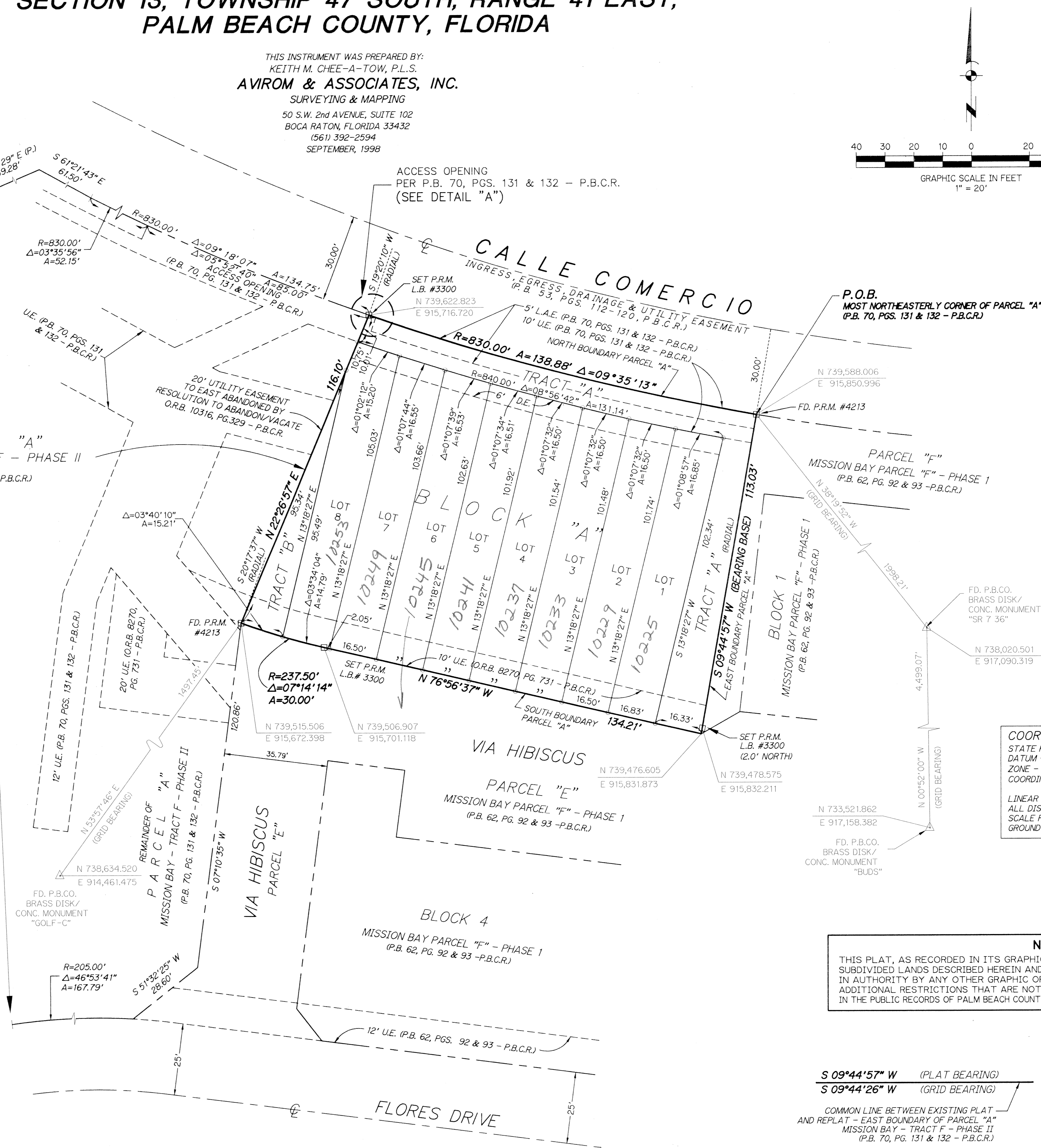
NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF MISSION BAY - TRACT F - PHASE II, WITH THE EAST BOUNDARY OF PARCEL "A", HAVING A BEARING OF S09°44'57"W.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- ABBREVIATION LEGEND: A = ARC LENGTH; B.M. = BENCHMARK; Δ = CENTRAL ANGLE; C = CENTERLINE; CONC. = CONCRETE; E = EASTING; EL. = ELEVATION; FD. = FOUND; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.A.E. = LIMITED ACCESS EASEMENT; N = NORTHING; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.B.CO. = PALM BEACH COUNTY; P.C.P. = PERMANENT CONTROL POINT; PG. = PAGE; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; R/W = RIGHT-OF-WAY; U.E. = UTILITY EASEMENT; W/CAP = WITH SURVEYOR'S CAP; D.E. = DRAINAGE EASEMENT.

SYMBOL LEGEND:

- INDICATES PERMANENT REFERENCE MONUMENT, FOUND OR SET AS NOTED.
- INDICATES 5/8" IRON ROD WITH SURVEYOR'S CAP FOUND AS NOTED.
- INDICATES 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300 SET.
- △ INDICATES PALM BEACH COUNTY NETWORK CONTROL POINT.

MATCH LINE BELOW



COORDINATE NOTE:
 STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT ZONE - FLORIDA EAST ZONE COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
 LINEAR UNIT = US SURVEY FEET
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000018448
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

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.

S 09°44'57" W (PLAT BEARING) - 00°00'31" = COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)
 S 09°44'26" W (GRID BEARING)
 COMMON LINE BETWEEN EXISTING PLAT AND REPLAT = EAST BOUNDARY OF PARCEL "A" MISSION BAY - TRACT F - PHASE II (P.B. 70, PG. 131 & 132 - P.B.C.R.)

SUBDIVISION Mission Bay Tract F Phase II
 BOOK 04 PAGE 70
 FLOOD ZONE FLOOD MAP# 100B
 QUAD# 60B
 ZONING PUD
 CS 04-95
 ZIP CODE 33496
 PUD NAME Mission Bay
 H01141