PREMIER AIRPORT CENTER

A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

PARCEL 3

R = 625.00'

- △=53°16'46"

R=625.00'

 $\Delta = 61^{\circ}01'44''$

L=665.72'

 $_{f} \Delta = 02^{\circ}45'01''$

 $^{igstyle 10'}$ x25' FPL & SBT ANCHOR ESMT (0.R.B. 1334, PG. 293 & $_{m{\prime}}$

O.R.B. 1368, PG. 326)

EASTERLY RIGHT-OF-WAY

OLD OKEECHOBEE ROAD

(O.R.B. 1255, PG. 505)

271,023.46 SQUARE FEET

5'x15' FPL & SBT ANCHOR ESMT

R = 2714.93

△=3°38'48"_

R = 2714.93

`\Δ=2°58′59''

A = 141.35

-PARCEL 2-

248,427.23 SQUARE FEET

5'x20' FPL ANCHOR ESMT. (O.R.B. 1334, PG. 295)

OPENING

A=172.80'

 $\Delta = 07^{\circ}44'58''$

A = 84.53

−(0.R.B. 1334, PG. 293 & ¬

O.R.B. 1368, PG. 326)

FEASEMENT

OPENING Δ=03°40'03"

△=00°27'34" A = 5.01

MATCH LINE

A = 40.0'

S 70°18'44" W

26.39'

NORTH LINE OF SECTION 29-43-43

POINT OF COMMENCEMENT

NORTH QUARTER CORNER SECTION 29-43-43



STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at_____this____ day of_____,2001 and duly recorded in Plat Book ____, Pages___, through

DOROTHY H. WILKEN Clerk of Circuit Court

SHEET 2 OF 3



THIS INSTRUMENT WAS PREPARED BY: DAVID ERIC BREAUX, JR., P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 JANUARY, 2001

NOTES:

(SEE SHEET 3)

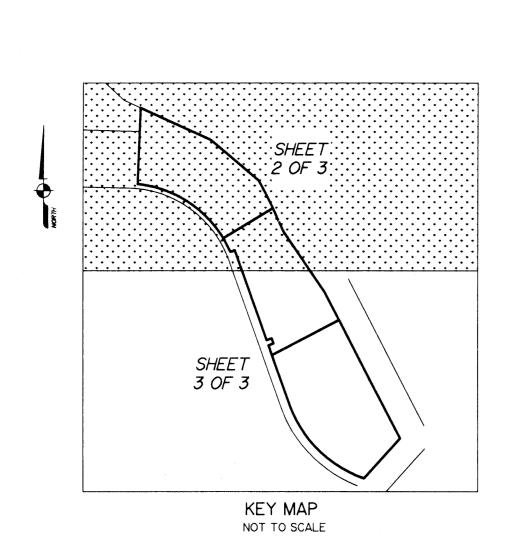
R=2714.93'

Δ= 06°37'47"

L=314.15'

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 2. BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF PARCEL "169" AS RECORDED IN OFFICIAL RECORD BOOK 7840. PAGE 1031. HAVING A BEARING OF NO2°02'06"E. 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 4. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE
- DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE. 5. 🗆 INDICATES SET 4" X 4" X 18" PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK
- STAMPED P.R.M. L.B. #3300. 6. O INDICATES SET NAIL WITH DISC (P.R.M.) STAMPED L.B. #3300 (UNLESS OTHERWISE NOTED).
- 7. ABBREVIATION LEGEND: A = ARC LENGTH; Q = CENTERLINE; $\triangle = CENTRAL$ ANGLE; CH = CHORD; EL. = ELEVATION; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.M.E. = LAKE LAKE MAINTENANCE EASEMENT; N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PGS. = PAGES; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B.

= POINT OF BEGINNING; R = RADIUS; R/W = RIGHT-OF-WAY; S.F. = SQUARE FEET; U.E. = UTILITY



FD. NAIL & DISC IN BOX CUT

673.02' CALCULATED

673.06' MEASURED

N 88°39'39" W

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

15' FPL & SBT ESMT. (O.R.B. 1334, PG. 293 & O.R.B. 1368, PG. 326)

SOUTHWESTERLY EXTENSION OF EAST LINE OF PARCEL #169

25' DRAINAGE ESMT. (O.R.B. 9263, PG. 53)

FD. SHIP SPIKE

IN BOX CUT

43.42' MEASURED -

AT TANGENT EXTENDED AND PROPERTY LINE EXTENDED IN BOX CUT

FD. SHIP SPIKE

23.34