

0837-002

TERRACINA TRACT "R-1" - REPLAT

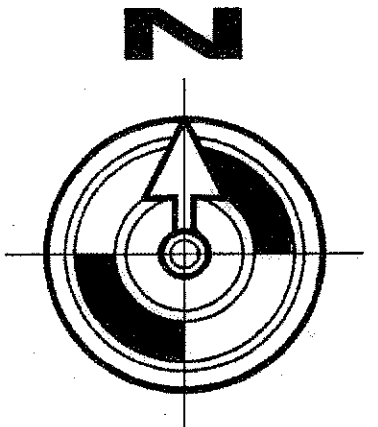
A Re-Plat of Tract "R-1" together with a portion of Tract "B-2", "TERRACINA", according to the Plat thereof, as recorded in Plat Book 101, Pages 91 through 105 of the Public Records of Palm Beach County, Florida, lying in Section 34, Township 43 South, Range 42 East, Palm Beach County, Florida.

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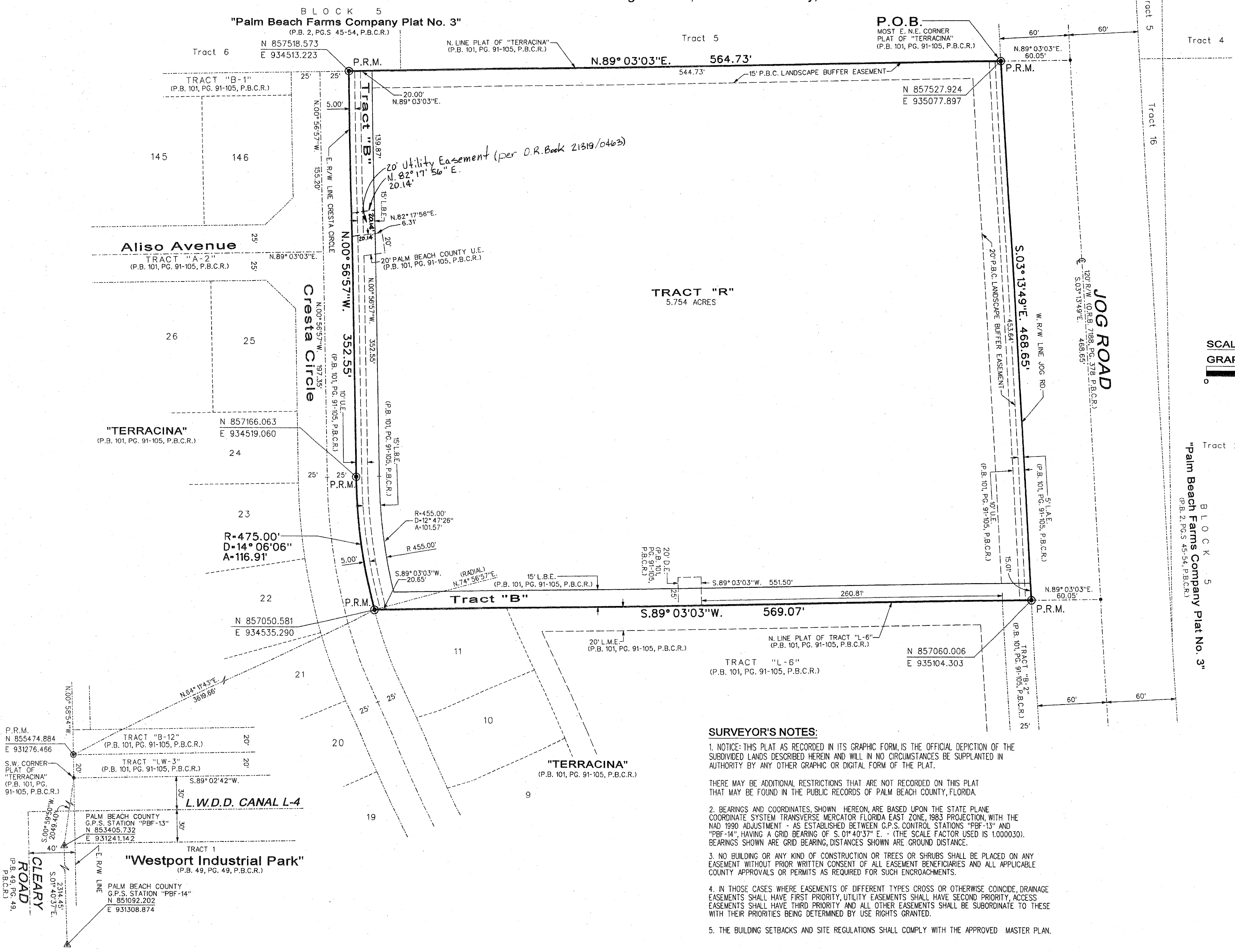
State of Florida
County of Palm Beach } SS

This Plat was Filed for Record
at _____ this _____ day
of _____ 200____
and Duly Recorded in Plat Book _____
on Pages _____
and
Sharon R. Bock, Clerk
and Comptroller
By: _____ D.C.

Sheet 2 of 2 Sheets



SCALE: 1"=40'
GRAPHIC SCALE:
0 50 100 150 200



- PLAT LEGEND:**
- P.R.M. ⊙ Denotes Set Permanent Reference Monument L.B. No. 6772, Unless otherwise shown
 - P.C.P. • Denotes Set Permanent Control Point L.B. No. 6772
 - ⊕ Denotes Centerline
 - A= Denotes Arc length
 - R= Denotes Radius
 - ∠ Denotes Delta (central angle)
 - P.O.B. Denotes Point of Beginning
 - P.O.C. Denotes Point of Commencement
 - P.B.C.R. Denotes Palm Beach County Records
 - O.R.B. Denotes Official Records Book
 - P.B. Denotes Plat Book
 - PG. Denotes Page
 - U.E. Denotes Utility Easement
 - D.E. Denotes Drainage Easement
 - R/W Denotes Right-of-Way
 - SEC. Denotes Section
 - SF Denotes Square Feet
 - L.A.E. Denotes Limited Access Easement
 - L.B.E. Denotes Landscape Buffer Easement
 - L.M.E. Denotes Lake Maintenance Easement

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.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, 1983 PROJECTION, WITH THE NAD 1990 ADJUSTMENT - AS ESTABLISHED BETWEEN G.P.S. CONTROL STATIONS "PBF-13" AND "PBF-14", HAVING A GRID BEARING OF S. 01° 40' 37" E. - (THE SCALE FACTOR USED IS 1.000030). BEARINGS SHOWN ARE GRID BEARING, DISTANCES SHOWN ARE GROUND DISTANCE.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN.

SUBDIVISION: TERRACINA TR. R-1, REPL.
BOOK: 101
PAGE: 118
FLOOD ZONE: FLOODPLAIN #1504
ZONING: PD
QUAD: 02
SE: 02
TAZ: 14
FUD NAME: _____

P.R.M. N 855474.884
E 931276.466

S.W. CORNER PLAT OF "TERRACINA" (P.B. 101, PG. 91-105, P.B.C.R.)

PALM BEACH COUNTY G.P.S. STATION "PBF-13" N 853405.732 E 931241.142

PALM BEACH COUNTY G.P.S. STATION "PBF-14" N 851092.202 E 931308.874

"Westport Industrial Park" (P.B. 49, PG. 49, P.B.C.R.)

L.W.D.D. CANAL L-4

CLEAR ROAD (P.B. 49 PG. 49, P.B.C.R.)

This Instrument Prepared by
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