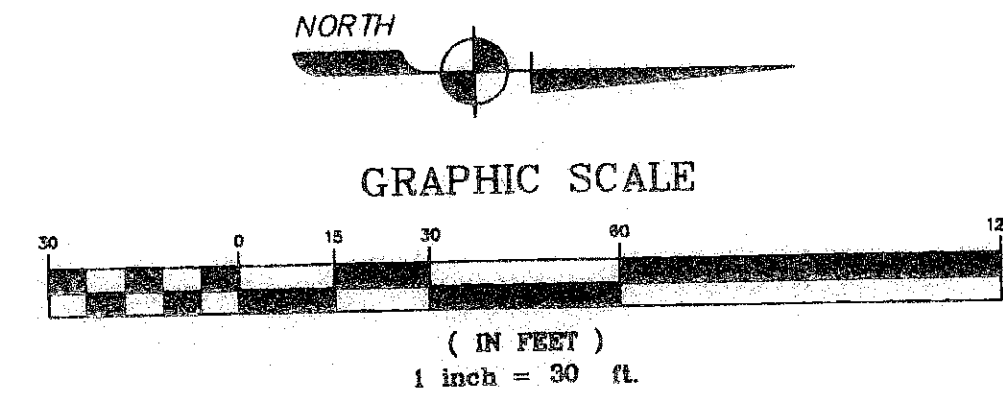


**PARADISE COMMONS**  
**HAGEN RANCH & BOYNTON BEACH, M.U.P.D**  
 BEING A REPLAT OF A PORTION OF TRACT 105, BLOCK 49, PALM BEACH FARMS COMPANY PLAT NO. 3,  
 AS RECORDED IN PLAT BOOK 2, PAGES 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 BEING A PORTION OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:  
 JOHN T. DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594  
 MAY, 2009



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This plat was filed for record  
 at \_\_\_\_\_ this \_\_\_\_\_  
 day of \_\_\_\_\_, 2009  
 and duly recorded in Plat Book  
 \_\_\_\_\_, Pages \_\_\_\_\_ through  
 \_\_\_\_\_  
 SHARON R. BOCK  
 Clerk & Comptroller  
 By: \_\_\_\_\_

SHEET 2 OF 2

**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.

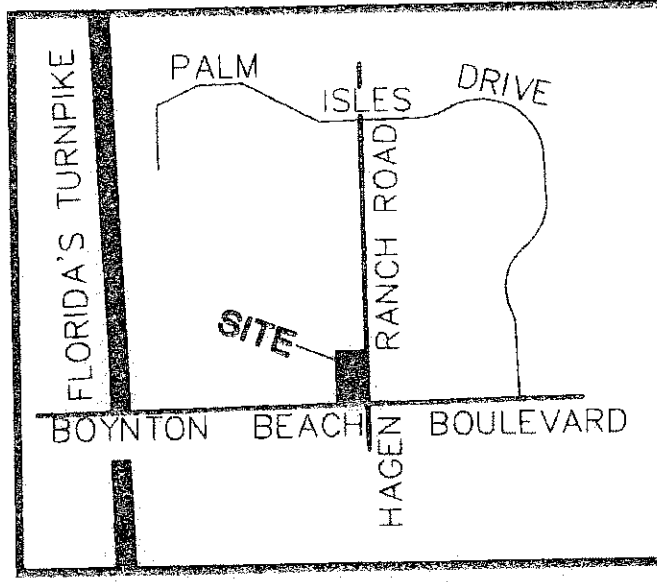
- NOTES:**
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF HAGEN AND BOYNTON OFFICE PLAT, P.B. 83, PG. 35, PALM BEACH COUNTY RECORDS. BASED ON THE EAST LINE OF PARCEL "A" HAVING A BEARING OF N00°56'17" W.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - 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.
  - 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.
  - ABBREVIATION LEGEND: P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; O.R.B. = OFFICIAL RECORDS BOOK; PG. = PAGE; R/W = RIGHT-OF-WAY; U.E. = UTILITY EASEMENT; P.L.S. = PROFESSIONAL LAND SURVEYOR; D.E. = DRAINAGE EASEMENT; C. = CENTERLINE; P.R.M. = PERMANENT REFERENCE MONUMENT; FD. = FOUND; L.B. = LICENSED BUSINESS; P.O.B. = POINT OF BEGINNING; L.A.E. = LIMITED ACCESS EASEMENT; L.W.D. = LAKE WORTH DRAINAGE DISTRICT.

**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 = 1.000026428094  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE FIVE (5) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS, GEODETIC CONTROL SURVEY, AS SHOWN ON THE "HAGEN AND BOYNTON OFFICE PLAT", (P.B. 83, PG. 85, P.B.C.R.) WHICH WAS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

N 00°56'17" W (PLAT BEARING) 00°00'26" = COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)  
 N 00°56'43" W (GRID BEARING)  
 WEST LINE OF PLAT

**SYMBOL LEGEND:**  
 □ INDICATES 4" X 4" PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND OR SET AS NOTED.



LOCATION SKETCH NOT TO SCALE

