

0977-000

# FRANKLIN ACADEMY-BOYNTON

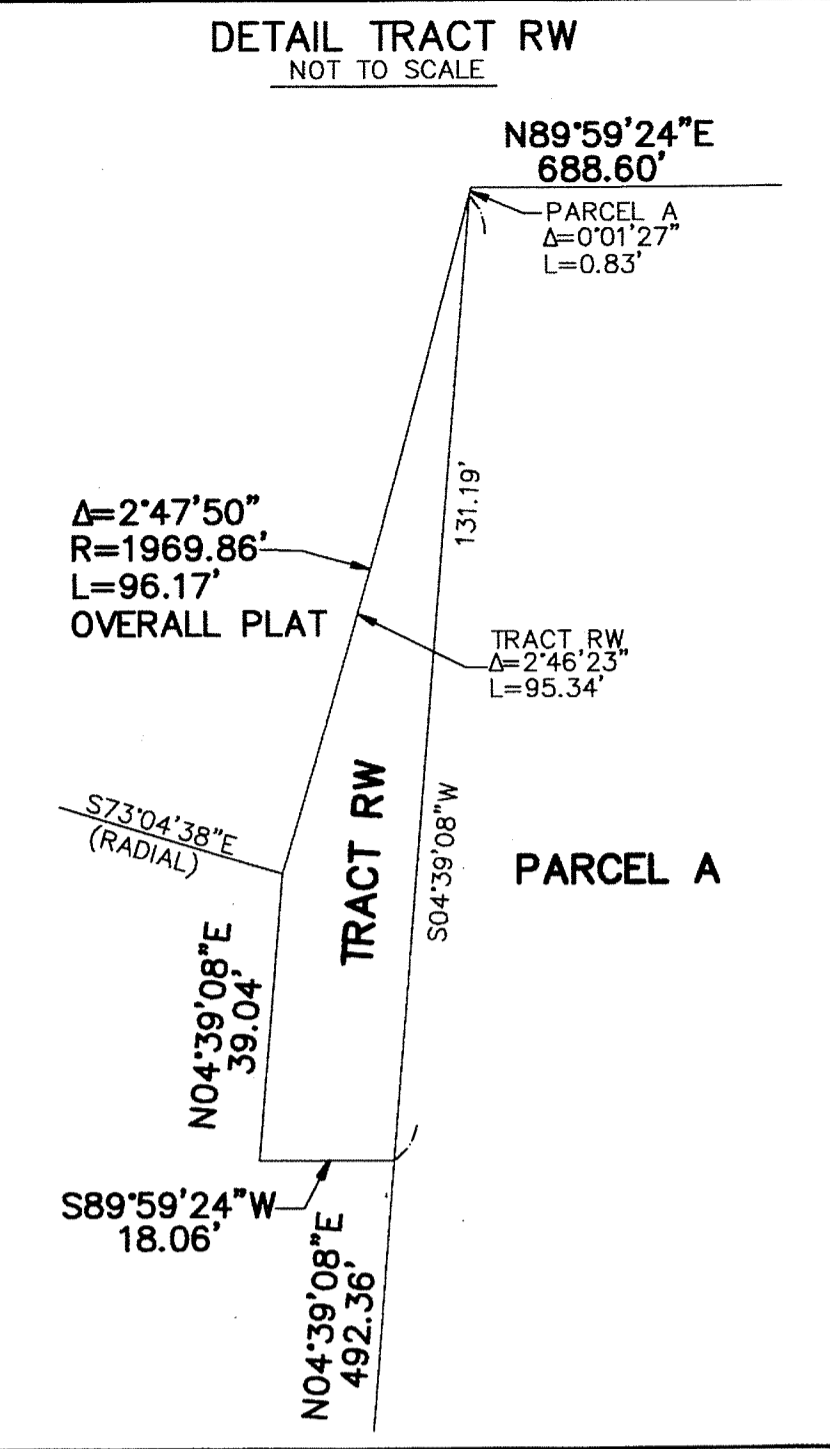
BEING A REPLAT OF A PORTION OF TRACT 15 OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AMENDED PLAT OF MARY A. LYMAN ET AL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
SEPTEMBER - 2012

121

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2012 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 2



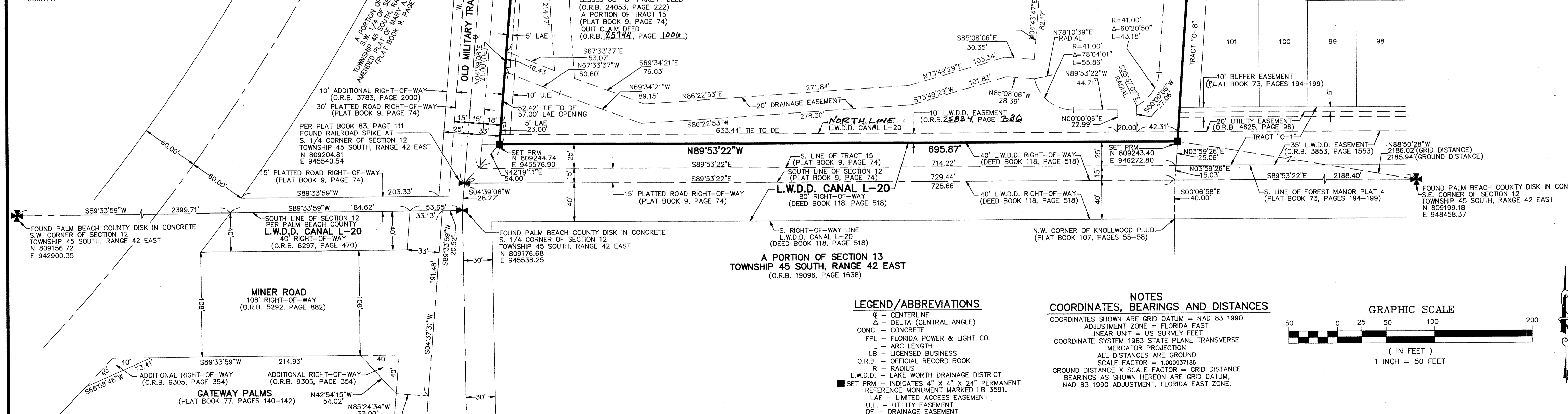
A PORTION OF TRACT 9  
S.W. 1/4 OF SECTION 12  
TOWNSHIP 45 SOUTH, RANGE 42 EAST  
AMENDED PLAT OF MARY A. LYMAN ET AL  
(PLAT BOOK 9, PAGE 74)

FOUND CONCRETE MONUMENT  
STAMPED "ADAIR & BRADY RLS 3542"  
S.W. CORNER OF COLONY AT BOYNTON BEACH  
(PLAT BOOK 83, PAGES 111-115)  
N 809867.07  
E 945627.68

A PORTION OF TRACT 16  
S.W. 1/4 OF SECTION 12  
TOWNSHIP 45 SOUTH, RANGE 42 EAST  
AMENDED PLAT OF MARY A. LYMAN ET AL  
(PLAT BOOK 9, PAGE 74)

### SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. BEARINGS ARE RELATIVE TO A GRID BEARING OF N89°59'24"E ALONG THE SOUTH LINE OF COLONY AT BOYNTON BEACH, AS RECORDED IN PLAT BOOK 83, PAGES 111 THROUGH 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "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.



### LEGEND/ABBREVIATIONS

- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CONC. - CONCRETE
- FPL - FLORIDA POWER & LIGHT CO.
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORD BOOK
- R - RADIUS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- SET PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- LAE - LIMITED ACCESS EASEMENT
- U.E. - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990  
ADJUSTMENT ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE  
MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00037186  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

