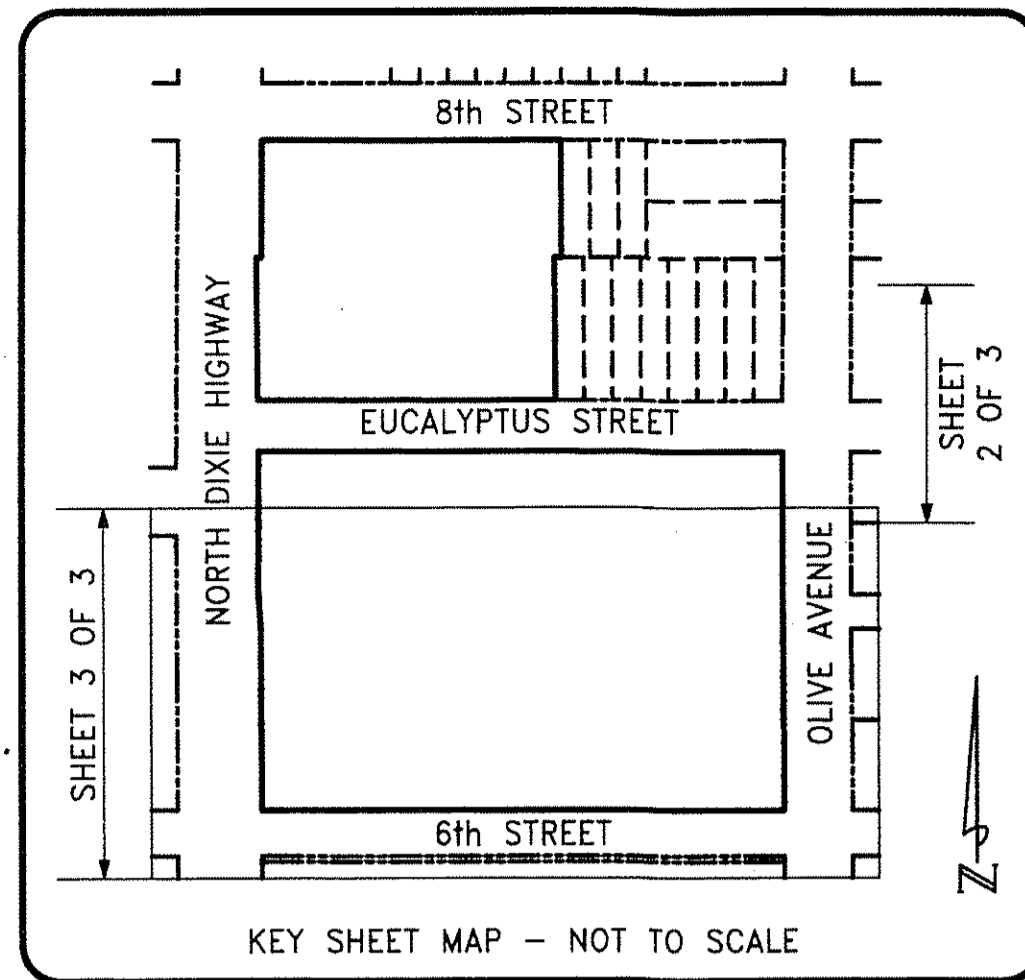


LOFTIN PLACE PLAT TWO

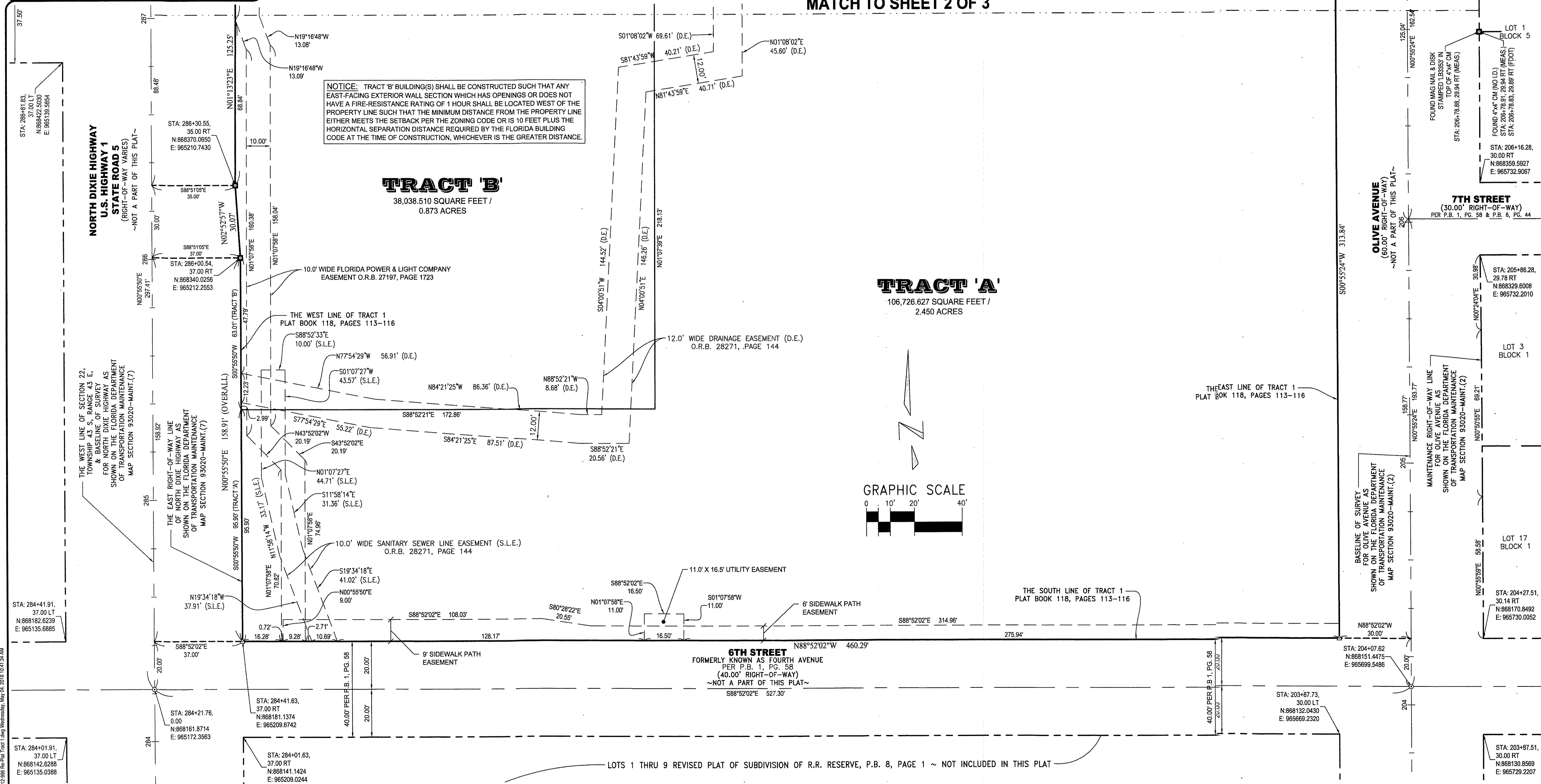
BEING A REPLAT OF TRACT 1, LOFTIN PLACE, PLAT BOOK 118, PAGES 113 THROUGH 116, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA WITH ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN A PORTION OF SECTIONS 15 & 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3
FEBRUARY 2016

B. 144

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT _____ M.
THIS DAY OF _____, 2016
AND DULY RECORDED IN PLAT
NO. _____ ON PAGES _____
THRU _____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY _____ D.C.



MATCH TO SHEET 2 OF 3

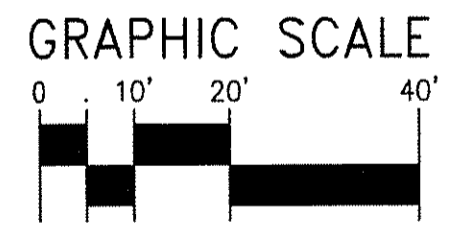


NOTICE: TRACT 'B' BUILDING(S) SHALL BE CONSTRUCTED SUCH THAT ANY EAST-FACING EXTERIOR WALL SECTION WHICH HAS OPENINGS OR DOES NOT HAVE A FIRE-RESISTANCE RATING OF 1 HOUR SHALL BE LOCATED WEST OF THE PROPERTY LINE SUCH THAT THE MINIMUM DISTANCE FROM THE PROPERTY LINE EITHER MEETS THE SETBACK PER THE ZONING CODE OR IS 10 FEET PLUS THE HORIZONTAL SEPARATION DISTANCE REQUIRED BY THE FLORIDA BUILDING CODE AT THE TIME OF CONSTRUCTION, WHICHEVER IS THE GREATER DISTANCE.

**NORTH DIXIE HIGHWAY
U.S. HIGHWAY 1
STATE ROAD 5
(RIGHT-OF-WAY VARIES)
~NOT A PART OF THIS PLAT~**

TRACT 'B'
38,038.510 SQUARE FEET /
0.873 ACRES

TRACT 'A'
106,726.627 SQUARE FEET /
2.450 ACRES



P:\12-996\12-996\12-996-Plat Two.dwg, 12:55:06 PM, 04/19/16, 10:41:34 AM

LEGEND OF SYMBOLS:

- = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- △ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
- = MAG NAIL & DISK STAMPED "LB 4897" OR AS NOTED.

PROPERTY CONTROL ABBREVIATIONS

- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- M.N.D. = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:

ARITHMETIC / ANNOTATION ABBREVIATIONS	PC. = PAGE
T = TANGENT	P.O.C. = POINT OF COMMENCEMENT
N.T. = NON-TANGENT	P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY	P.O.T. = POINT OF TERMINUS
P.B. = PLAT BOOK	L.B. = LICENSED BUSINESS
D.B. = DEED BOOK	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
O.R.B. = OFFICIAL RECORD BOOK	

EASEMENT / MISCELLANEOUS ABBREVIATIONS

L.A.E. = LIMITED ACCESS EASEMENT	D.E. = DRAINAGE EASEMENT
L.B.E. = LANDSCAPE BUFFER EASEMENT	U.E. = UTILITY EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT	L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
S.L.E. = SANITARY SEWER LINE EASEMENT	
W.L.E. = WATER LINE EASEMENT	
P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT	

KESHAVARZ ASSOCIATES
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THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE: 01/19/16	CHECKED: SFB	PROJECT No.	SHEET No.
SCALE: 1" = 20'	APPROVED: SFB	12-996	3 of 3
DRAWN: SFB	DWG No: D12-996PA		