

THIS INSTRUMENT PREPARED BY
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CPI, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 - (407)322-6841
LICENSED BUSINESS NO. 7143

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PLAZA AT FOREST HILL

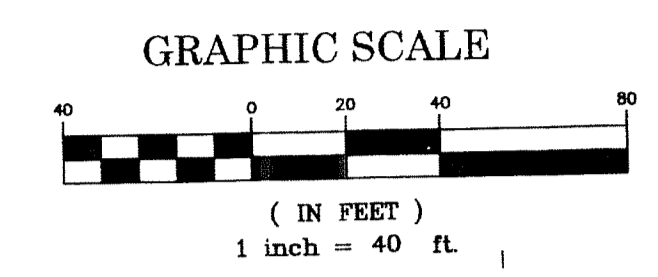
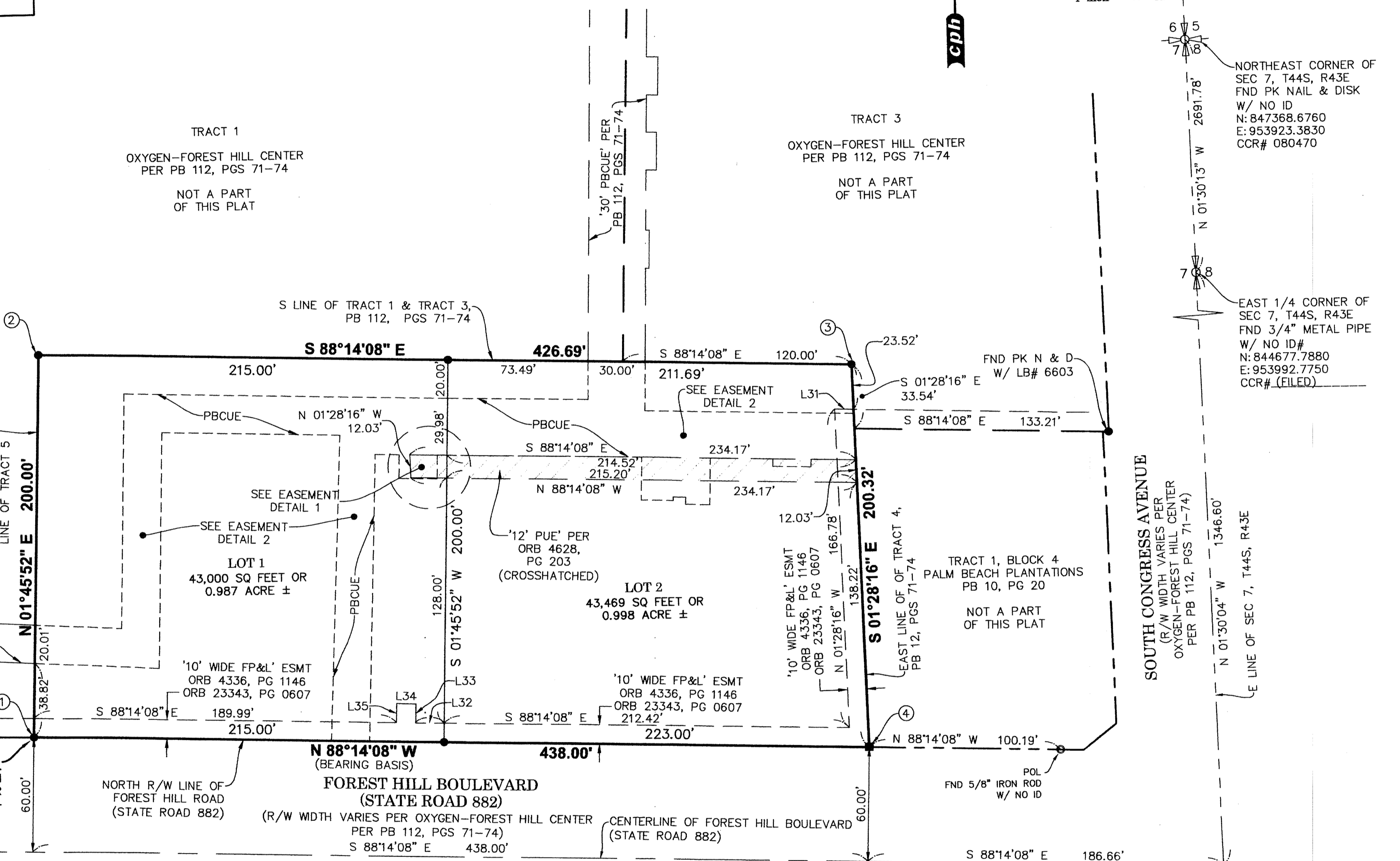
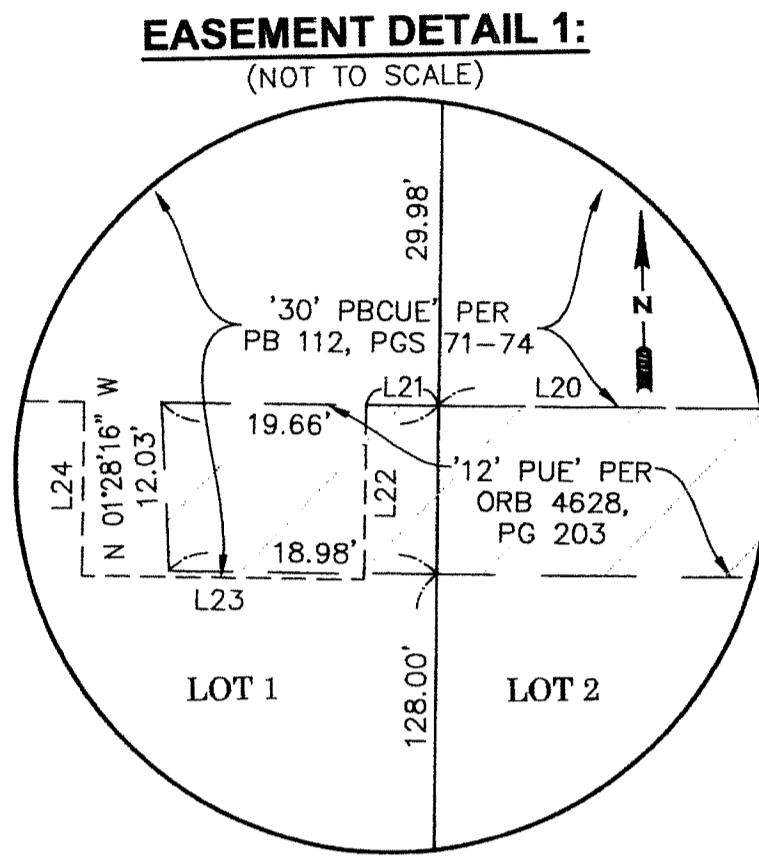
BEING A REPLAT OF TRACT 4 AND TRACT 5 OF OXYGEN-FOREST HILL CENTER,
AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74, AND LYING IN
SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

LINE TABLE:

LINE	BEARING	LENGTH
L1	S 86°21'47" E	45.15'
L2	N 01°45'52" E	122.65'
L3	S 88°14'08" E	169.88'
L4	S 88°14'08" E	73.60'
L5	N 01°26'18" E	20.00'
L6	S 01°26'18" W	25.65'
L7	S 88°14'08" E	109.51'
L8	N 88°14'08" W	23.63'
L9	S 01°45'52" W	4.00'
L10	N 88°14'08" W	20.00'
L11	N 01°45'52" E	4.00'
L12	N 88°14'08" W	32.85'
L13	S 01°45'52" W	24.35'
L14	N 88°14'08" W	12.70'
L15	N 01°45'52" E	3.70'
L16	N 88°14'08" W	6.50'
L17	N 01°45'52" E	1.85'
L18	N 88°14'08" W	16.80'
L19	N 01°45'52" E	22.50'
L20	N 88°14'08" W	102.04'
L21	N 88°14'08" W	5.15'
L22	N 01°45'52" E	12.42'
L23	N 88°14'08" W	20.00'
L24	N 01°45'52" E	12.42'
L25	N 88°14'08" W	12.68'
L26	S 02°41'19" W	150.02'
L27	N 02°41'19" E	160.02'
L28	N 88°14'08" W	93.39'
L29	S 01°45'52" W	123.31'
L30	N 86°21'47" W	65.16'
L31	N 88°14'08" W	10.01'
L32	N 88°14'08" W	15.01'
L33	N 01°45'52" E	10.00'
L34	N 88°14'08" W	10.00'
L35	S 01°45'52" W	10.00'

STATE PLANE COORDINATES SCHEDULE

	NORTHING	EASTING
①	843411.1183	953404.9180
②	843611.0202	953411.1814
③	843597.6575	953837.6621
④	843397.4014	953842.7031

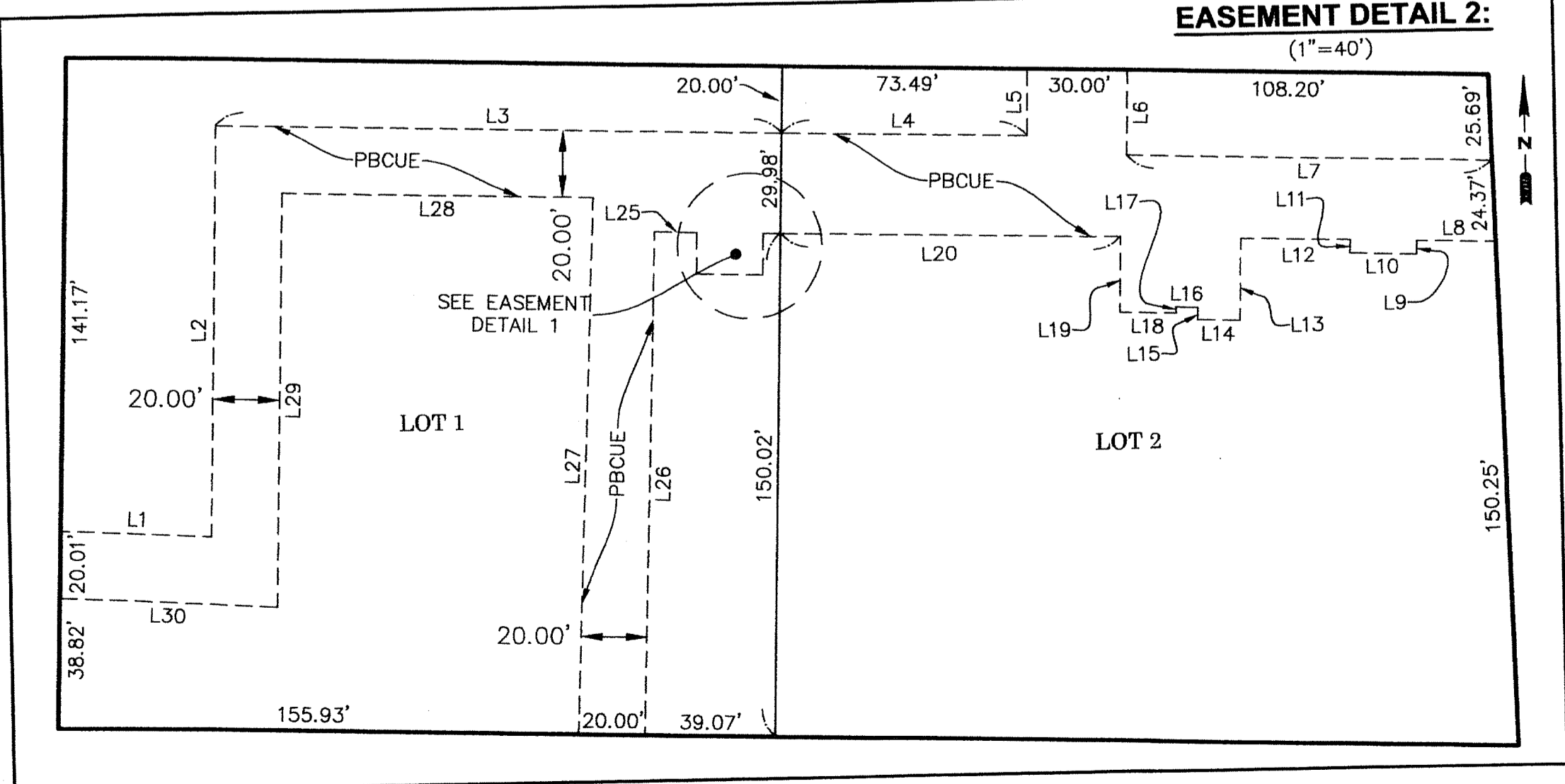


ABBREVIATION LEGEND:

- (BB) - BEARING BASIS
- © - COPYRIGHT
- CM - CONCRETE MONUMENT
- C - CHORD DISTANCE
- (C) - CALCULATED
- CCR - CERTIFIED CORNER RECORD
- CB - CHORD BEARING
- Δ - DELTA (CENTRAL ANGLE)
- ESMT - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- FP&L - FLORIDA POWER AND LIGHT
- HWY - HIGHWAY
- ID - IDENTIFICATION
- IR&C - IRON REBAR & CAP
- L - ARC LENGTH
- LB# - LICENSED BUSINESS NUMBER
- N & D - NAIL AND DISK
- NO - NUMBER
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- PGS - PAGES
- PI - POINT OF INTERSECTION
- PK - PARKER KALON
- POB - POINT OF BEGINNING
- POL - POINT ON LINE
- PRM - PERMANENT REFERENCE MONUMENT
- PRC - POINT OF REVERSE CURVATURE
- PUE - PUBLIC UTILITY EASEMENT
- PT - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT-OF-WAY
- R43E - RANGE 43 EAST
- SEC 7 - SECTION 7
- T44S - TOWNSHIP 44 SOUTH
- US - UNITED STATES
- # - NUMBER
- W/ - WITH

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, ACCORDING TO OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74, AS BEING N 88°14'08" W.
- DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
- DENOTES A SET PERMANENT REFERENCE MONUMENT PK NAIL AND DISC STAMPED "LB 7143 P.R.M." UNLESS OTHERWISE NOTED.
- ↔ DENOTES A CHANGE IN DIRECTION.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE DENOTED AS (R).
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
- STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), USING CONTROL POINTS FROM TABULATION SHEETS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION, FINANCIAL PROJECT NO. 229817-1-52-01, DATED NOVEMBER 15, 2004.
 - POINT NAME # "BLC 14" =
N 843484.172 FEET, E 951165.663 FEET
 - POINT NAME # "BLC 18" =
N 844841.975 FEET, E 959489.453 FEET
- THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR A PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.



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