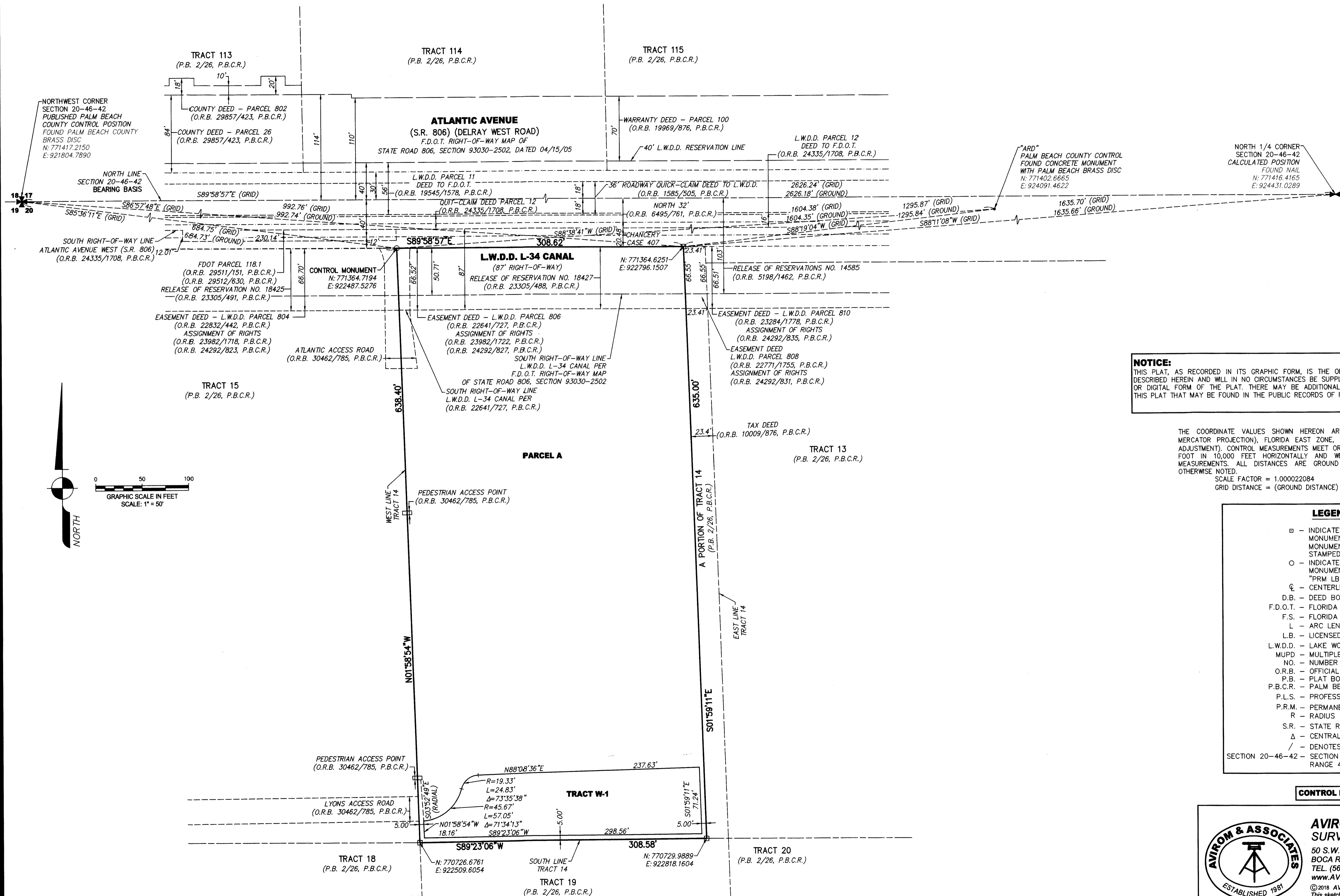


THIS INSTRUMENT WAS PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
L.B. #3300
PLAT COMMENTS #3

SENECA PROPERTY MUPD

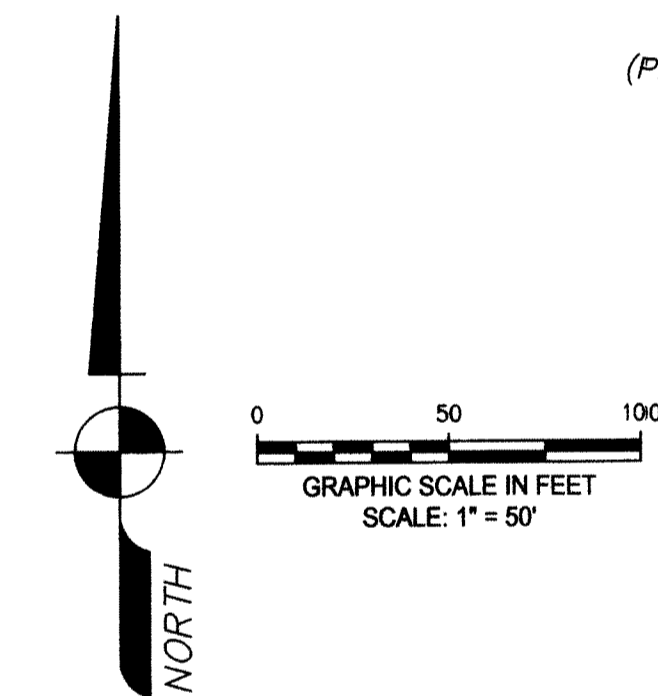
BEING A REPLAT OF A PORTION OF TRACT 14, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



NORTHWEST CORNER SECTION 20-46-42 PUBLISHED PALM BEACH COUNTY CONTROL POSITION FOUND PALM BEACH COUNTY BRASS DISC
N: 771417.2150
E: 921804.7890

NORTH LINE SECTION 20-46-42 BEARING BASIS
S89°58'57"E (GRID)
S85°36'11"E (GRID)

SOUTH RIGHT-OF-WAY LINE ATLANTIC AVENUE WEST (S.R. 806) (O.R.B. 24335/1708, P.B.C.R.)
S89°58'57"E (GRID)
S88°38'41"W (GRID)



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.

THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR SUBURBAN: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000022084
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)

- LEGEND:**
- - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT AND 3" BRASS DISC STAMPED "PRM L.B. 3300"
 - - INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL & DISC STAMPED "PRM LB #3300"
 - ⊙ - CENTERLINE
 - D.B. - DEED BOOK
 - F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
 - F.S. - FLORIDA STATUTES
 - L - ARC LENGTH
 - L.B. - LICENSED BUSINESS
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - MUPD - MULTIPLE USE PLANNED DEVELOPMENT
 - NO. - NUMBER
 - O.R.B. - OFFICIAL RECORDS BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORDS
 - P.L.S. - PROFESSIONAL LAND SURVEYOR
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - R - RADIUS
 - S.R. - STATE ROAD
 - Δ - CENTRAL ANGLE
 - / - DENOTES PAGE
 - SECTION 20-46-42 - SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST

CONTROL NUMBER: 2016-00078



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