

THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF  
**W.L. FISH & COMPANY**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
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5000-108

# COMMERCIAL SUBDIVISION PLAT OF MELALEUCA TRAIL

BEING A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
FEBRUARY, 1998  
SHEET 2 OF 2

158

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 19\_\_\_\_ AND DULY  
RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE \_\_\_\_\_

DOROTHY H. WILKEN,  
Clerk Circuit Court

BY: \_\_\_\_\_ D.C.

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*Wayne Larry Fish*  
 WAYNE LARRY FISH, P.S.M.  
 LICENSE NO. 3238  
 STATE OF FLORIDA

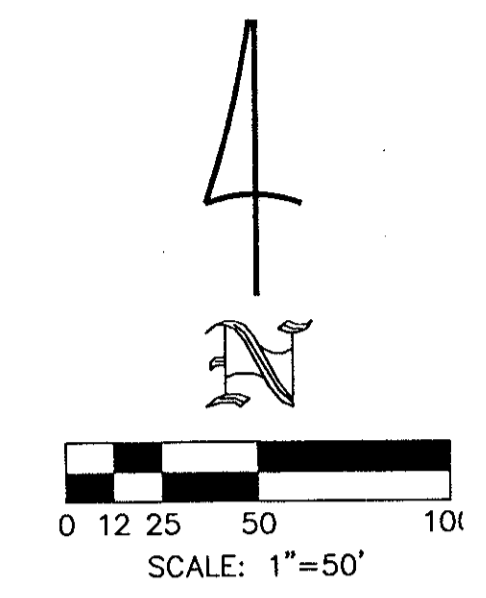
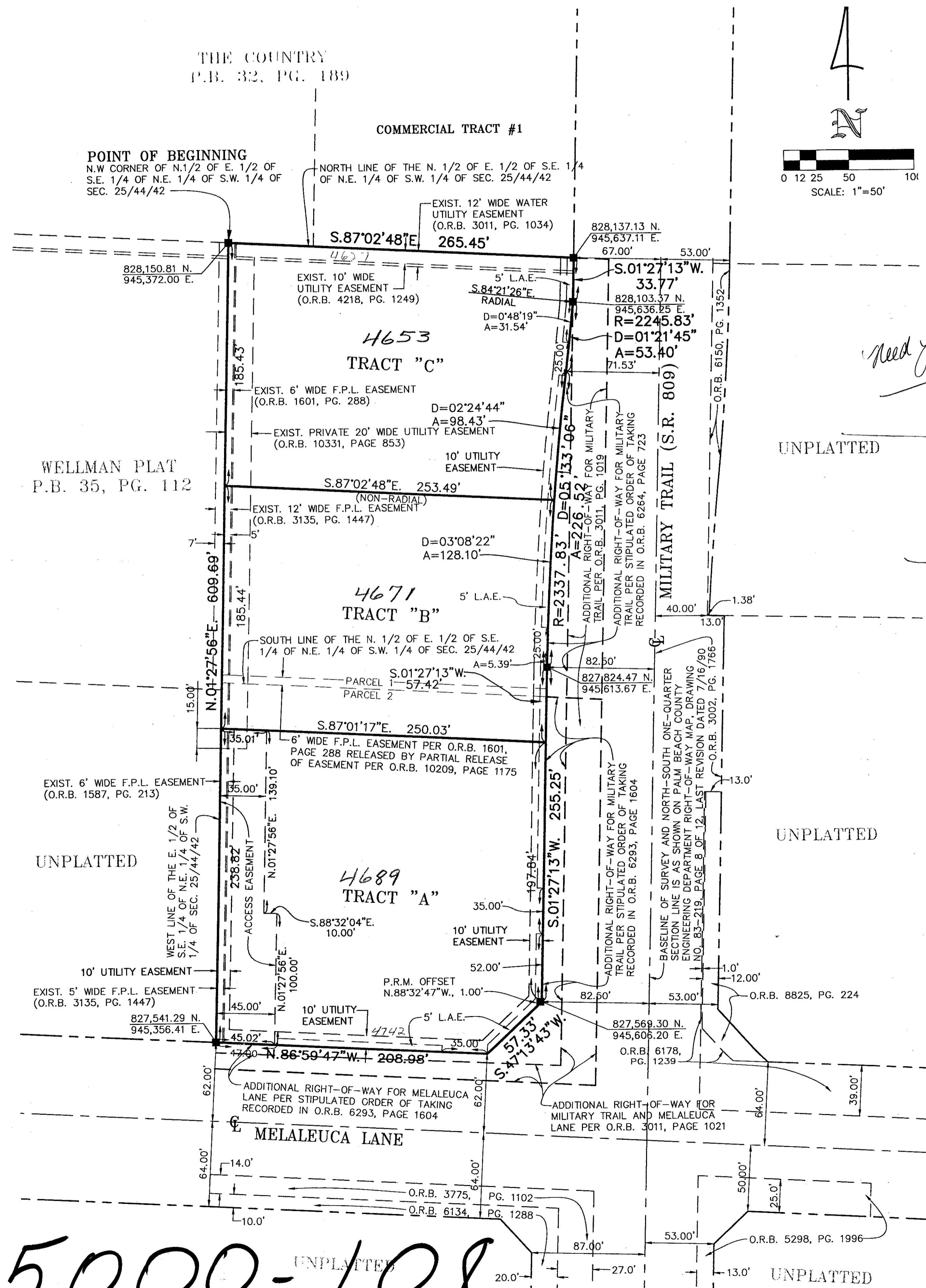
**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING OF NORTH 01°27'56" EAST, AS DERIVED FROM PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTATION. THE BEARING BASE DATUM IS NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
- 2) DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. STATE PLANE COORDINATES, AS SHOWN HEREON, ARE GRID COORDINATES BASED ON NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION. SCALE FACTOR IS 1.0000388. GROUND DISTANCE TIMES SCALE FACTOR EQUALS GRID DISTANCE. LINEAR UNIT IS THE U.S. SURVEY FOOT.
- 3) NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4) ■ - DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.), P.S.M. NO. 3238
- 5) L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
- 6) (GROUND) - DENOTES GROUND DISTANCE.
- 7) (GRID) - DENOTES GRID BEARING AND/OR DISTANCE BASED ON GRID N.A.D. '83, 1990 ADJUSTMENT.
- 8) 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.

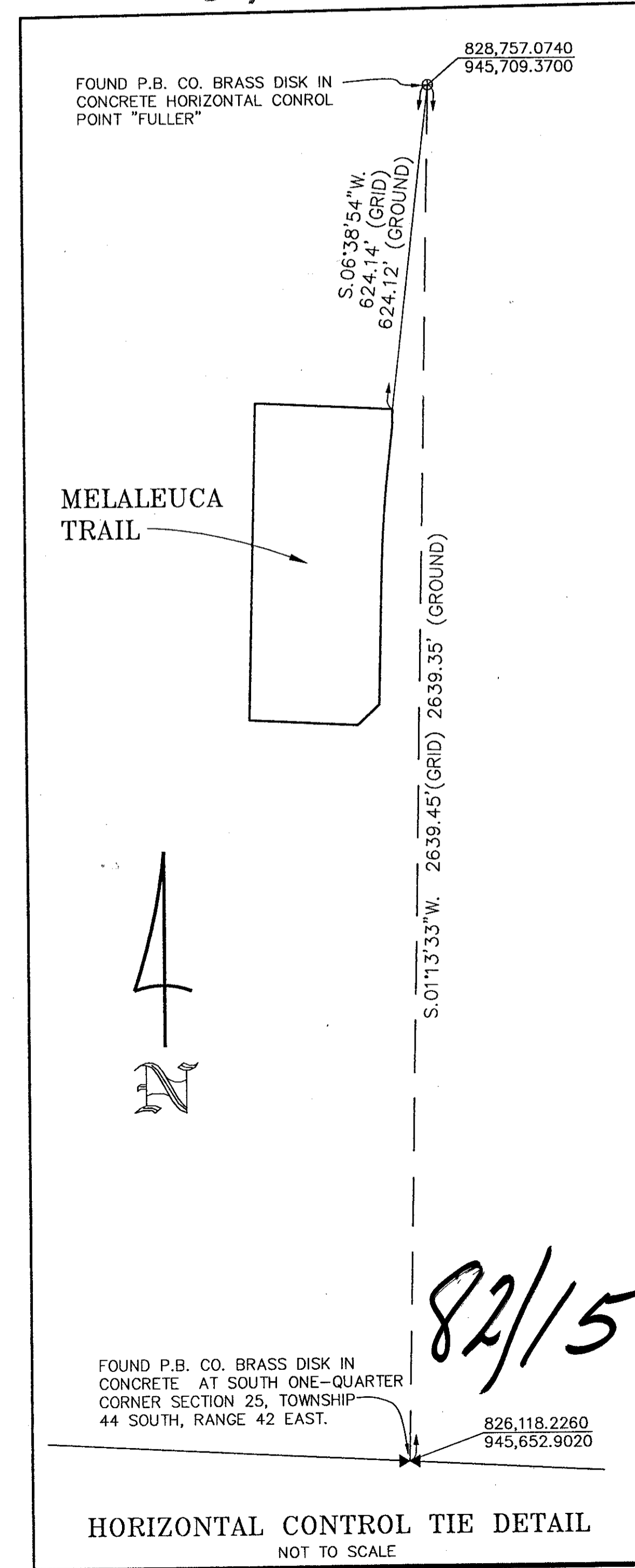
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**AREA TABULATION:**

TRACT "A"	58,866 SQUARE FEET +/-	1.3514 ACRES +/-
TRACT "B"	46,507 SQUARE FEET +/-	1.0677 ACRES +/-
TRACT "C"	48,249 SQUARE FEET +/-	1.1076 ACRES +/-
TOTAL AREA	153,622 SQUARE FEET +/-	3.5267 ACRES +/-



LOCATION MAP  
NOT TO SCALE



HORIZONTAL CONTROL TIE DETAIL  
NOT TO SCALE

*PET. 78-40  
5/2/2/I*

*Need page 157*

*82/158*

5000-108

SUBDIVISION of Melaleuca Trail  
 BOOK 82 PAGE 158  
 FLOOD MAP # 1750  
 PLANNING C6/15E  
 GRID # 33  
 BE 78-40  
 PUD NAME Melaleuca Trail

712  
327