

A Planned Unit Development MELEAR

A Plat of a Portion of Section 18, Township 45 South, Range 43 East, Palm Beach County, Florida.
City of Boynton Beach, Palm Beach County, Florida

150

State of Florida
County of Palm Beach } S.S.

This Plat was Filed for Record
at _____ this _____ day
of _____, 1998,
and Duly Recorded in Plat Book
_____ on Pages _____
and _____
Dorothy H. Wilken, Clerk
By: _____ DC

Sheet 6 of 6 Sheets

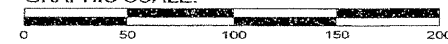
PLAT LEGEND:

- P.R.M. @ Denotes Set Permanent Reference Monument L.B. No. 6772, Unless otherwise shown
- P.C.P. • Denotes Set Permanent Control Point L.B. No. 6772
- ☉ Denotes Centerline
- A= Denotes Arc length
- R= Denotes Radius
- Δ= Denotes Delta (central angle)
- P.O.B. Denotes Point of Beginning
- P.O.C. Denotes Point of Commencement
- P.B.C.R. Denotes Palm Beach County Records
- O.R.B. Denotes Official Records Book
- P.B. Denotes Plat Book
- P.C.P. Denotes Permanent Control Point
- N.R. Denotes Non-Radial
- L.M.A.E. Denotes Lake Maintenance Access Easement
- L.M.E. Denotes Lake Maintenance Easement
- D.M.E. Denotes Roof Drainage & Maintenance Easement
- D.E. Denotes Drainage Easement
- R.W. Denotes Right-of-Way
- SEC. Denotes Section
- S.F. Denotes Squares Feet



N

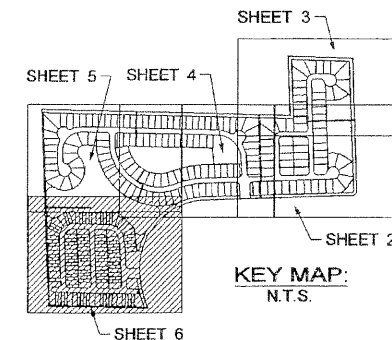
GRAPHIC SCALE:



SCALE: 1"=40'

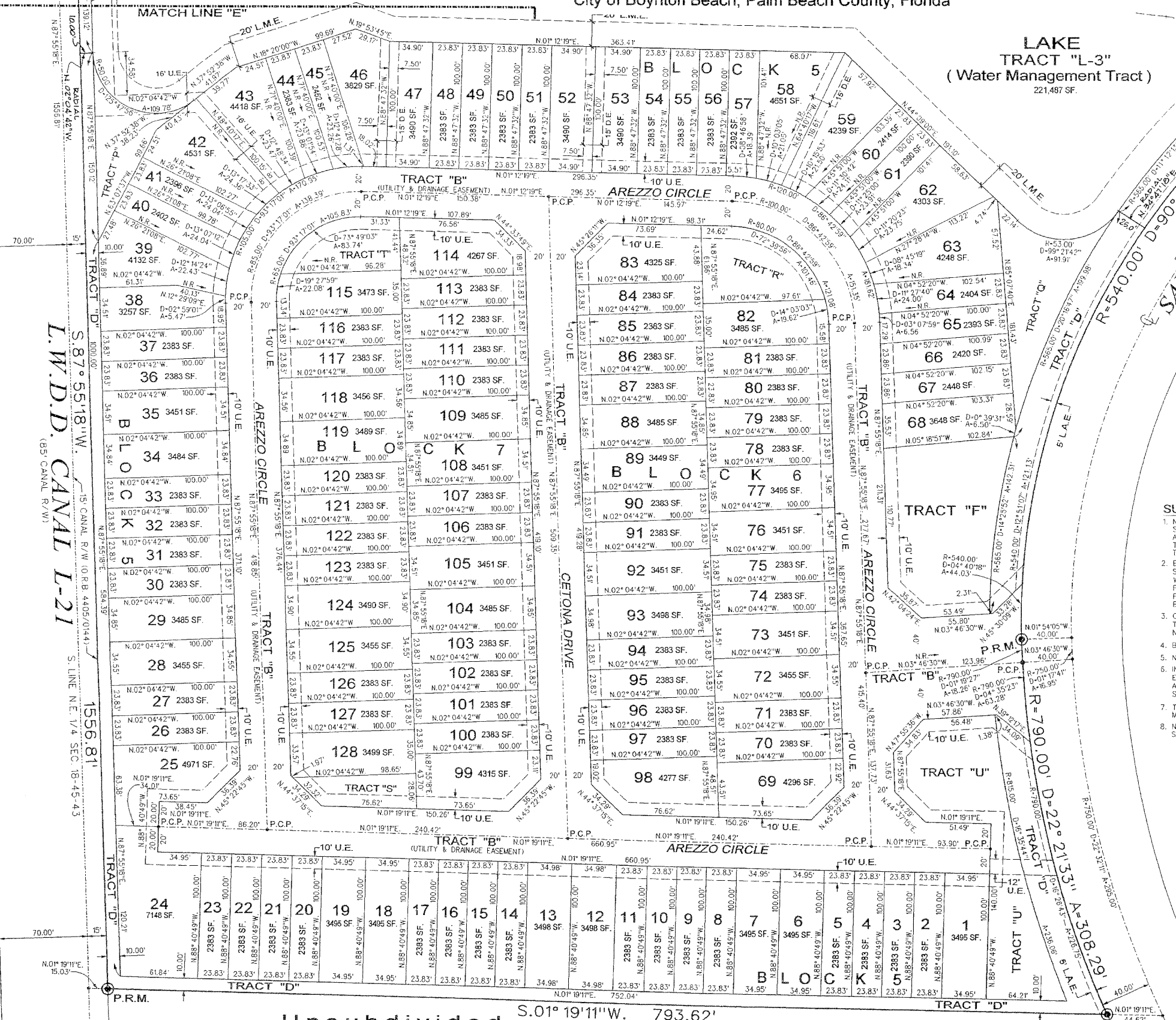
SURVEYOR'S NOTES:

1. 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, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - TRANSVERSE MERCATOR - FLORIDA EAST ZONE, ALONG THE WEST LINE OF SECTION 7 - 45 - 43, AS SHOWN ON THE PLAT OF "LAWRENCE GROVE, PLAT NO. 1, A.P.U.D.", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGES 21 - 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 02° 02' 59" EAST.
3. COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 PROJECTION, WITH THE NAD 1990 ADJUSTMENT. THE SCALE FACTOR USED IS 1.0000415.
4. BEARINGS SHOWN ARE GRID BEARING, DISTANCES SHOWN ARE GROUND DISTANCE.
5. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.
7. THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN AND THE CITY OF BOYNTON BEACH CODE OF ORDINANCES.
8. NO PLANTINGS OVER 30" SHALL BE ALLOWED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE TRIANGLE BASED ON THE CROWN OF ROAD ELEVATION OF THE ADJACENT ROADWAY.



KEY MAP:
N.T.S.

This Instrument Prepared by
Thomas R. Fritzsche of
HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd., Boca Raton, Florida 33431
Phone: (561) 395-3800 Fax: (561) 395-2237 E-MAIL: HWALJH@BELLSOUTH.NET



Unsubdivided S.01° 19' 11" W. 793.62'