

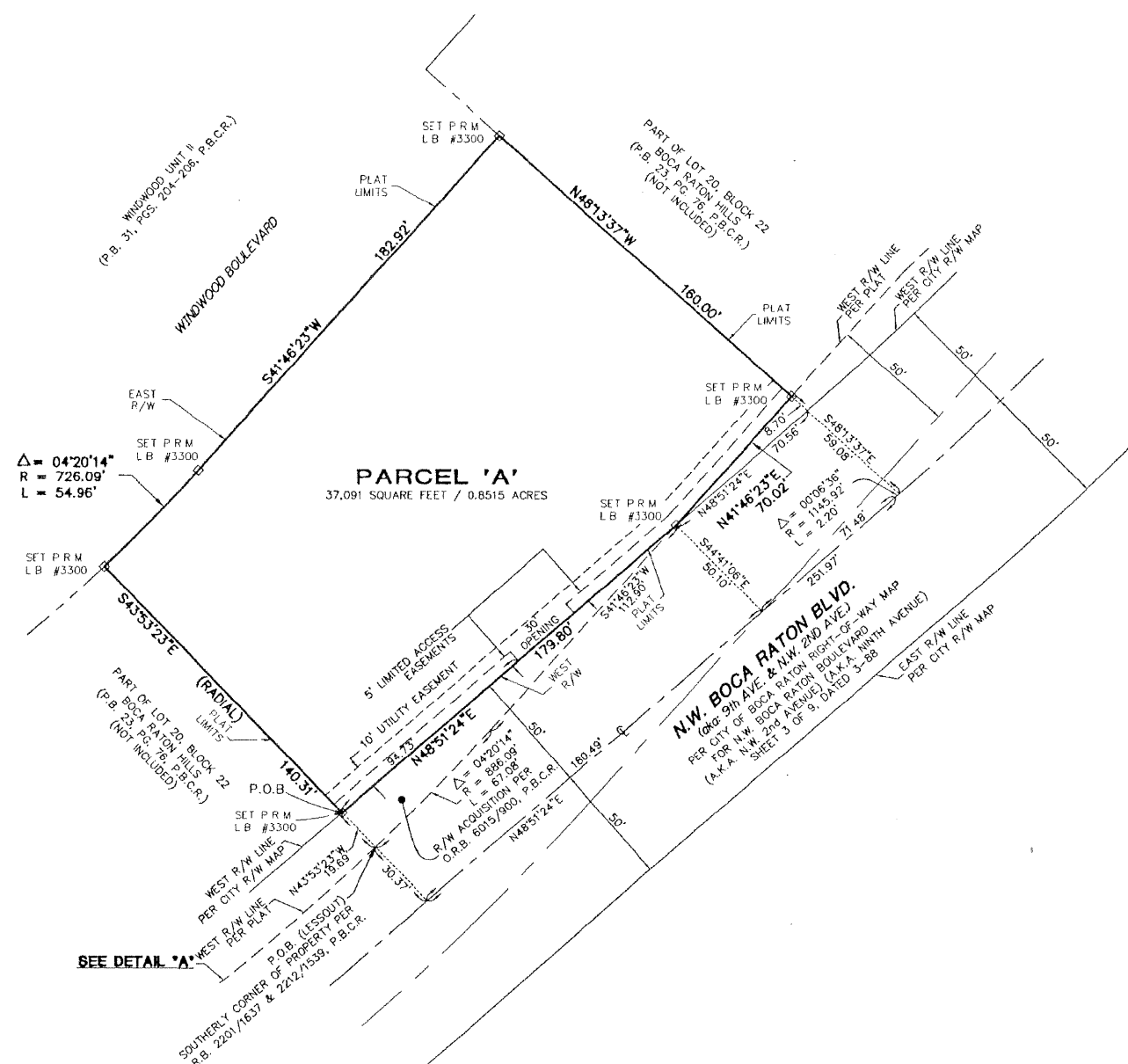
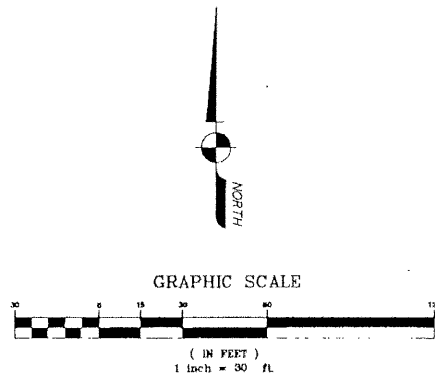
# DGS PROPERTIES

BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 22, BOCA RATON HILLS, SECTION 3, (P.B. 23, PGS. 76 - 87, P.B.C.R.)  
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST,  
IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at \_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_, 2001,  
and duly recorded in Plat Book  
\_\_\_\_\_ Pages \_\_\_\_\_ through \_\_\_\_\_

DOROTHY H. WILKEN  
Clerk of Circuit Court  
By: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY:  
KEITH M. CHEE-A-TOW, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
APRIL, 2001



- NOTES:**
1. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  2. BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORDS BOOK 6015/900 WITH THE WEST RIGHT-OF-WAY LINE OF N.W. BOCA RATON BLVD. HAVING A BEARING OF N41°46'23\"E.
  3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
  4. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES.
  5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
  6. ABBREVIATION LEGEND: C = CENTERLINE; Δ = CENTRAL ANGLE; (D) = PER DEED; L = ARC LENGTH; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PGS = PAGES; P.O.B. = POINT OF BEGINNING; R = RADIUS; R/W = RIGHT-OF-WAY; P.O.C. = POINT OF COMMENCEMENT; A.K.A. = ALSO KNOWN AS.

- SYMBOL LEGEND:**
- INDICATES SET 4\" X 4\" X 18\" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.
  - INDICATES SET 5/8\" IRON ROD WITH SURVEYOR'S CAP L.B. # 3300.

**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.

