

SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST **LOCATION MAP** (NOT TO

PHG DELRAY

BEING A REPLAT OF A PORTION OF BLOCK 98, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA) RECORDED IN PLAT BOOK 1, PAGE 3, AND A REPLAT OF ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 30, 31, 32 AND 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 18, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY DAVID E. ROHAL. P.L.S.

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

ON MAP			
O SCALE)			

DEDICATION	•
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KNOW ALL MEN BY THESE PRESENTS THAT PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF PHG DELRAY, BEING A REPLAT OF A PORTION OF BLOCK 98, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA) RECORDED IN PLAT BOOK 1, PAGE 3, AND A REPLAT OF ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 30, 31, 32 AND 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 18, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 30, 31, AND 32, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET THERETOFORE CONVEYED TO THE STATE OF FLORIDA. TOGETHER WITH THAT PORTION OF PARCEL 1 AND PARCEL 2 WHICH ARE FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 98 OF THE CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON), FLORIDA; THENCE RUN NORTH 100 FEET PARALLEL WITH BOYNTON STREET; THENCE WEST AND PARALLEL WITH THOMAS AVENUE 125 FEET; THENCE SOUTH 100 FEET; THENCE EAST AND PARALLEL WITH THOMAS AVENUE 125 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

ALL OF LOT 33, BLOCK 98 OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE LANDS CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEED DATED MARCH 4, 1960 RECORDED IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF FLORIDA IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE EAST 10 FEET OF THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, FORMERLY LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS THE EAST 10 FEET OF LOT 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION OF PART OF BLOCKS 98 AND 90, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS A PARCEL OF LAND IN THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 3 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF SAID BLOCK 98, LOCATED 10 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 98, RUN WESTERLY ALONG SAID SOUTH LINE FOR 15.16 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET. THROUGH A CENTRAL ANGLE OF 90 DEGREES 37 MINUTES 00 SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID BLOCK 98; THENCE RUN SOUTH 01 DEGREE 08 MINUTES 35 SECONDS EAST, ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 22 AND 23. BLOCK 98. OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12. AND PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

SAID LANDS SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY,

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PHG DELRAY AND FURTHER DEDICATES AS FOLLOWS:

PARCELS AND TRACTS:

PARCEL "A" IS HEREBY RESERVED BY PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY

TRACTS "R-1" AND "R-2" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR STREET, PEDESTRIAN ACCESS AND UTILITIES PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THE 6-FOOT SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE THE OWNER OF PARCEL "A", ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE THE OWNER OF PARCEL "A", ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS _____, DAY OF ______, 2021.

WITNESS:PRINT NAME:	PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY	
WITNESS:PRINT NAME:	BY: PEACHTREE HOTEL GROUP II, LLC, A GEORGIA LIMITED LIABILITY COMPANY ITS MANAGER	
WITNESS: PRINT NAME:	BY:	
WITNESS:PRINT NAME:	GREGORY M. FRIEDMAN, MANAGER	
WITNESS:PRINT NAME:	BY: MITUL K. PATEL, MANAGER	
WITNESS: PRINT NAME:	BY: JATIN DESAI, MANAGER	OWNER

	OWNER	
\		

	"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
	AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITION
	RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
	RECORDS OF PALM BEACH COUNTY.
ACKNOWLEDGEMENT:	
STATE OF)	
COUNTY OF \ S.S.	

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ______ DAY OF _____, 2021, BY GREGORY M. FRIEDMAN, A MANAGER OF PEACHTREE HOTEL GROUP II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

PRINT NAME
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY MITUL K. PATEL, A MANAGER OF PEACHTREE HOTEL GROUP II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

COUNTY OF ______ \{ S.S. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY JATIN DESAI, A MANAGER OF PEACHTREE HOTEL GROUP II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY

KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _	DAY OF, 2021.	
	NOTARY PUBLIC	
	PRINT NAME	
(SEAL)	MY COMMISSION EXPIRES:	

MORTGAGEE'S CONSENT:

STATE OF ______ } S.S.

THE UNDERSIGNED, BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 30930, AT PAGE 368 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

COMMISSION NUMBER: _____

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ______ DAY OF _____, 2021.

WITNESS: PRINT NAME:	BRANCH BANKING AND TRUST COMPANY A NORTH CAROLINA BANKING CORPORATION
WITNESS:PRINT NAME:	BY: PRINT NAME:
ACKNOWLEDGEMENT: STATE OF \ S.S.	TITLE:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ FOR BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, ON BEHALF OF THE BANK, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF ____ A.D. 2021 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THRU _____.

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: ______ DEPUTY CLERK

& COMPTROLLER

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT

CITY APPROVALS:

TRACT "R-1"

TRACT "R-2"

TOTAL

THIS PLAT OF PHG DELRAY WAS APPROVED ON THE ______, DAY OF _______, A.D. 2021 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

TABULAR DATA

PARCEL "A" | 50,637 | 1.163

150

875

| SQUARE FEET | ACRES

51,662 | 1.186

0.003

0.020

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH \$ S.S.

CITY ENGINEER

__, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

PRINT NAME: _____ ATTORNEY AT LAW LICENSED IN FLORIDA

FIRE MARSHAL

REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF PHG DELRAY, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1), FLORIDA STATUTES.

DATE: _____ JOHN T. DOOGAN, P.L.S. PROFESSIONAL LAND SURVEYOR, REGISTRATION #4409 STATE OF FLORIDA AVIROM & ASSOCIATES, INC. LB #3300 50 SW 2ND AVENUE, SUITE 102 BOCA RATON, FL 33432

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 DIRECTION AND 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, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DAVID E. ROHAL, P.L.S. PROFESSIONAL LAND SURVEYOR NUMBER LS4315 STATE OF FLORIDA

CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 CERTIFICATE OF AUTHORIZATION NUMBER LB3591 561-392-1991

REVIEWING MORTGAGEE CITY OF DELRAY BEACH SURVEYOR SURVEYOR

GRAPHIC SCALE

PHG DELRAY

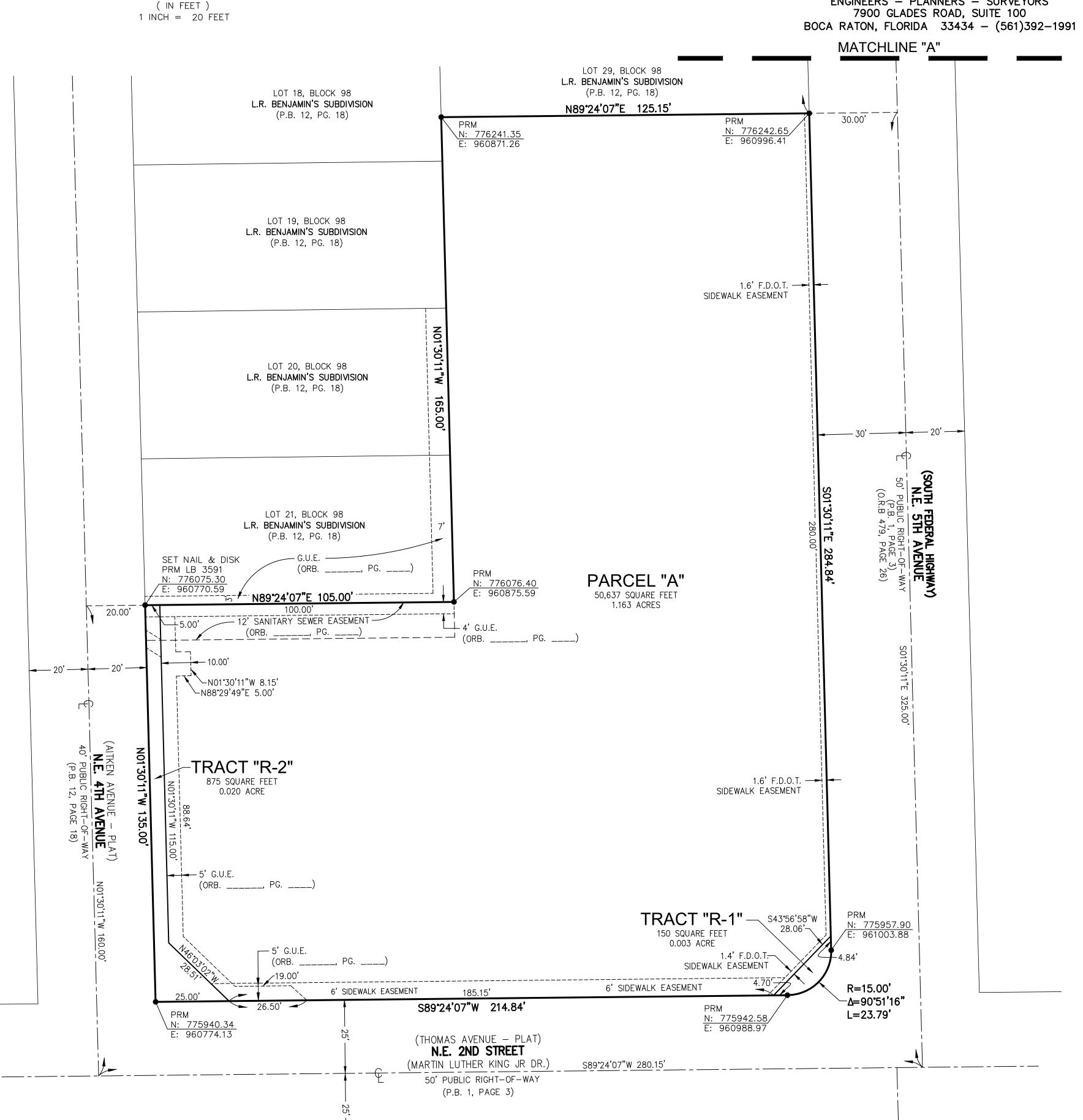
BEING A REPLAT OF A PORTION OF BLOCK 98, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA) RECORDED IN PLAT BOOK 1, PAGE 3, AND A REPLAT OF ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 30, 31, 32 AND 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 18, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

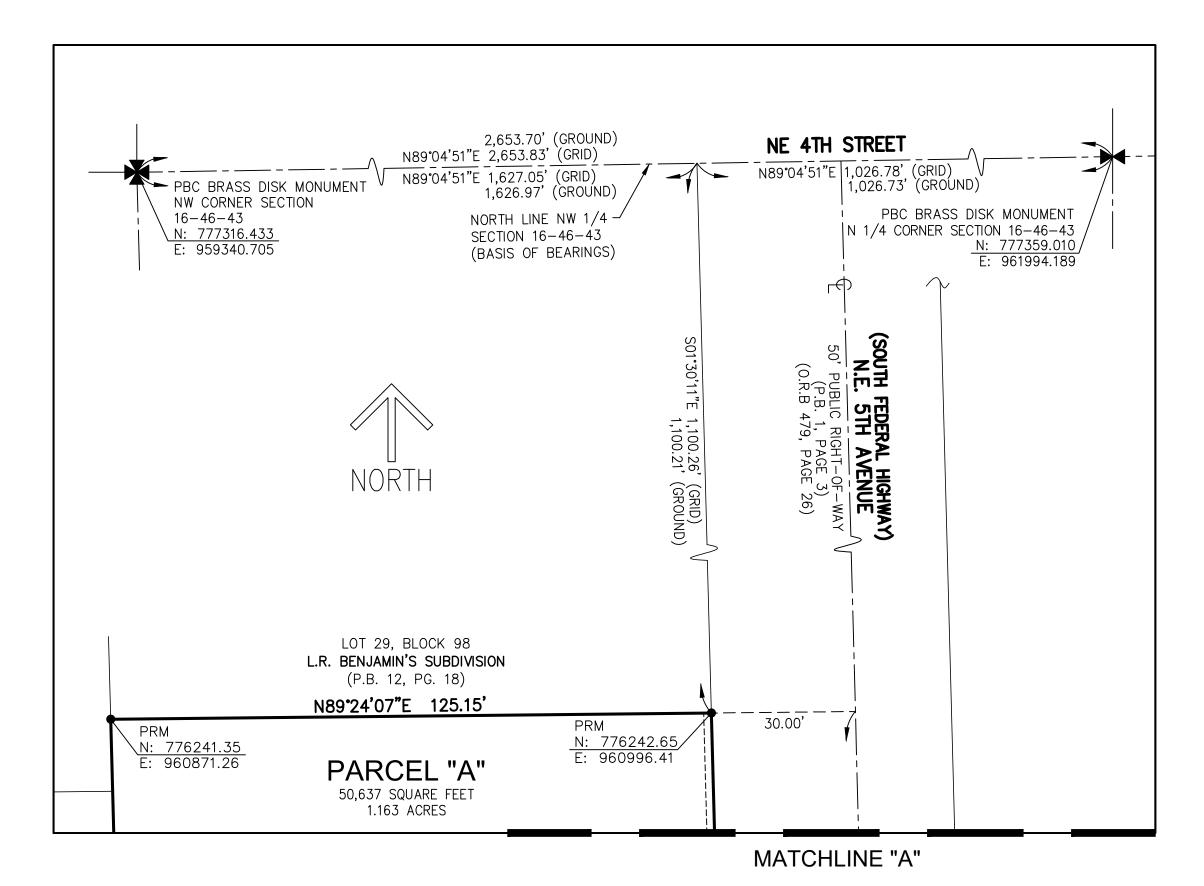
THIS INSTRUMENT WAS PREPARED BY DAVID E. ROHAL, P.L.S.

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100



SHEET 2 OF 2



COORDINATES, BEARINGS AND DISTANCES

BEARINGS AND COORDINATES SHOWN HEREON ARE GRID FLORIDA STATE PLANE COORDINATE SYSTEM ZONE = FLORIDA EASTTRANSVERSE MERCATOR PROJECTION DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT PER PALM BEACH COUNTY LINEAR UNIT = US SURVEY FEET ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.000047492GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE N: 777359.010 E: 961994.189 DENOTES FLORIDA STATE PLANE COORDINATES

LEGEND/ABBREVIATIONS:

R - RADIUS △ – DELTA (CENTRAL ANGLE)
L – ARC LENGTH
G.U.E. – GENERAL UTILITY EASEMENT F.D.O.T. — FLORIDA DEPARTMENT OF TRANSPORTATION LB — LICENSED BUSINESS ORB. - OFFICIAL RECORDS BOOK PBC - PALM BEACH COUNTY

P.B. - PLAT BOOK PG. – PAGE CENTERLINE

"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.

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- 3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 4. 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.
- 5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 6. PRM PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP STAMPED PRM LB 3591, UNLESS OTHERWISE NOTED.
- 7. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 8. BEARINGS SHOWN HEREON ARE GRID BASED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST. PALM BEACH COUNTY, FLORIDA, BEARS NORTH 89°04'51" EAST BASED ON COORDINATES PUBLISHED BY PALM BEACH COUNTY.