A REPLAT OF A PORTION OF TRACT 5, BLOCK 4, PLAT NO. 1 PALM BEACH PLANTATIONS, MODEL LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAT BOOK 10, PAGE 20 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, VILLAGE OF PALMS SPRINGS, PALM BEACH COUNTY, FLORIDA MAY 2009 SHEET 2 OF 2 PREPARED BY: FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS & SURVEYORS AND MAPPERS 180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA. PH.: 305-653-4493 / FAX: 305-651-7152 O.N.: (090339) SURVEY (2007-044-OA) CAD NO. 090339-P.DWG STATE OF FLORIDA) SS FIELD BOOK (595/30-31 & FLD SHEET - SJD) (REVISION 5/27/09) COUNTY OF PALM BEACH) THIS PLAT WAS FILED FOR RECORD TRACT 4, BLOCK 4 AT\_\_\_\_\_ \_M., THIS \_\_\_\_\_ OF \_\_\_\_\_, 2009 AND DULY PALM BEACH PLANTATIONS RECORDED IN PLAT BOOK NO. PLAT BOOK 10, PAGE 20 ON PAGES \_\_\_\_\_ AND \_\_\_\_ POINT OF ----SHARON R. BOCK CLERK AND COMPTROLLER COMMENCEMENT NORTHWEST CORNER OF THE SOUTHWEST 1/4 BY:\_\_\_\_\_ DC FOREST HILL BOULEVARD
STATE ROAD NO. 882 OF THE SOUTHEAST 1/4 OF SECTION 12-44-42 THE NORTH LINE OF TRACT 5, BLOCK 4 PER PLAT BOOK 10, PAGE 20, CENTER LINE OF FOREST HILL BOULEVARD AND THE NORTH LINE OF THE AND NORTHWEST R/W MAP SECTION NO. 93690-2602 SHEET NO. 3, DATED 8/29/73 THE NORTHEAST CORNER OF TRACT 5 CORNER OF TRACT 5, BLOCK 4 PER PLAT SW 1/4 OF THE SE 1/4 OF SECTION 12-44-42 BOOK 10, PAGE 20 S88°48'28"E 335.21 SET P.C.P. LB3653 - SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD IE WEST LINE OF TRACT 5, BLOCK 4 PER AT BOOK 10, PAGE 20 AND THE WEST LIN THE SOUTHEAST 1/4 OF SECTION 12-44 (SR NO. 882) 7' ADDITIONAL RIGHT -POINT OF OF WAY PER O.R.B. BEGINNING ☐ LIMITS OF PLAT 2730, PAGE 1827 S88°48'28"E 250.69' ER LINE OF I (STATE ROA 222.57' -7' ADDITIONAL RIGHT SET P.R.M. LB3653 OF WAY PER O.R.B. 3158, PAGE 1882 - RIGHT OF WAY DEDICATED BY THIS PLAT 5,778 SQUARE FEET± -SET P.R.M. LB3653 53.00' R/W P.B. 1144, 53.00 PG. 421 GRAPHIC SCALE ( IN FEET ) PARK 1 inch = 30 ft.TRACT 69,890 SQUARE FEET± N88<sup>4</sup>8'28"W 1.604 ACRES± LEGEND: RIGHT OF WAY DEDICATED BY THIS PLAT 5,778 SQUARE FEET±  $\bigcirc$  P.R.M. = PERMANENT REFERENCE MONUMENT (LB 3653) (4"x4" CONCRETE MONUMENT. 24" LÈNGTH `- BRASS DISC) • P.C.P. = PERMANENT CONTROL POINT O.R.B. = OFFICIAL RECORD BOOK C = CENTERLINE OF ROADWAYD.B. = DEED BOOK PG. = PAGEP.B. 10, NO. = NUMBER PG. 20 LS = LAND SURVEYOR LB = LICENSE BUSINESS  $\pm$  = MORE OR LESS -SOUTH LINE OF NORTH 1/2 OF TRACT 5. EL = ELEVATIONSBLOCK 4 PER PLAT BOOK 10, PAGE 26 - SET P.R.M. LB3653 P.B. = PLAT BOOK 7.00'---R/W = RIGHT-OF-WAY262.62' D.O.T. = DEPARTMENT OF TRANSPORTATION N88°48'28"W LIMITS OF PLAT 275.13' PBCR = PALM BEACH COUNTY RECORDS SET P.R.M. LB3653 SR = STATE ROADD = DESCRIPTION23' ADDITIONAL RIGHT OF WAY PER D.O.T. RIGHT OF WAY MAP SECTION 93590-2603 SURVEYOR'S NOTES: 1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S88'48'28"E FOR THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD, AND EVIDENCED BY (2) TWO FOUND REBARS. 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE MUNICIPAL APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS. 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES ACROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENT SHALL HAVE SECOND PRIORITY, ACCESS EASEMENT SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENT SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USED RIGHTS GRANTED. THE SOUTHWEST CORNER -SOUTH LINE OF TRACT 5, BLOCK 4 OF TRACT 5, BLOCK 4 PER S88°48'28"E 1335.21' 4. DISTANCES SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL PLANE AND ARE IN U.S. PLAT BOOK 10, PAGE 20 SURVEY FEET. 5. PLAT AREA: 1.737 ACRES 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 THIS COUNTY.