

ALTON CLUB

BEING A RE-PLAT OF A PORTION OF TRACT "DEF" AND A PORTION OF TRACT "O-10", ALTON PCD,
 AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
 AUGUST, 2016 SHEET 3 OF 3

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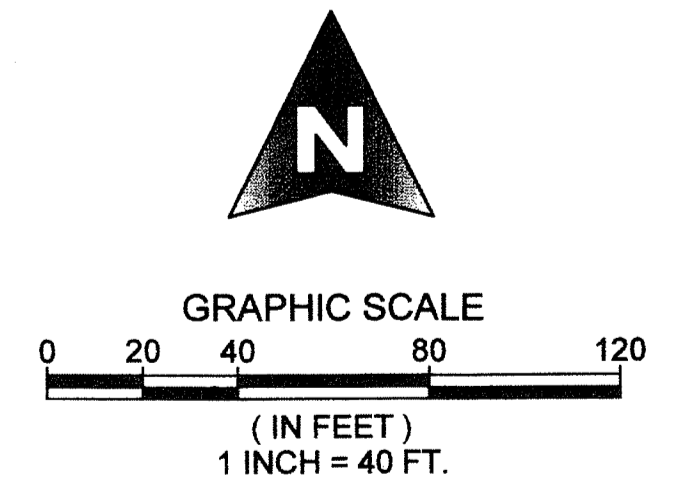
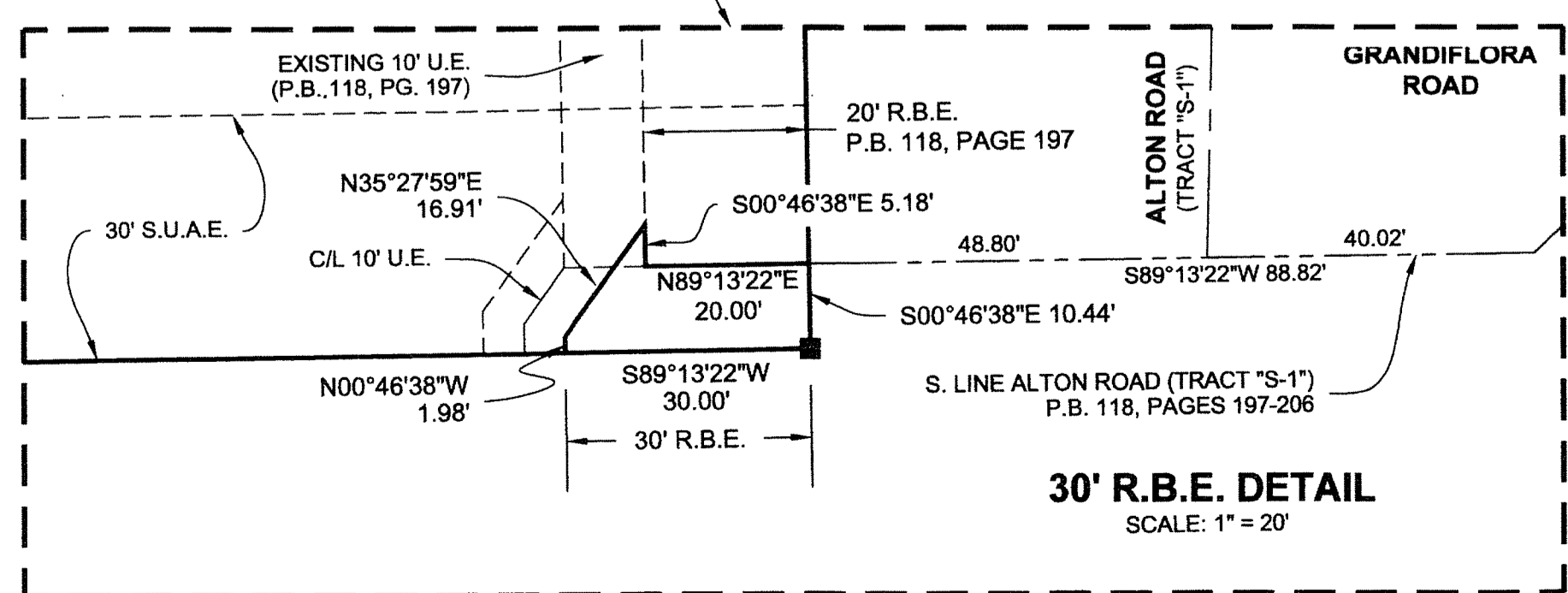
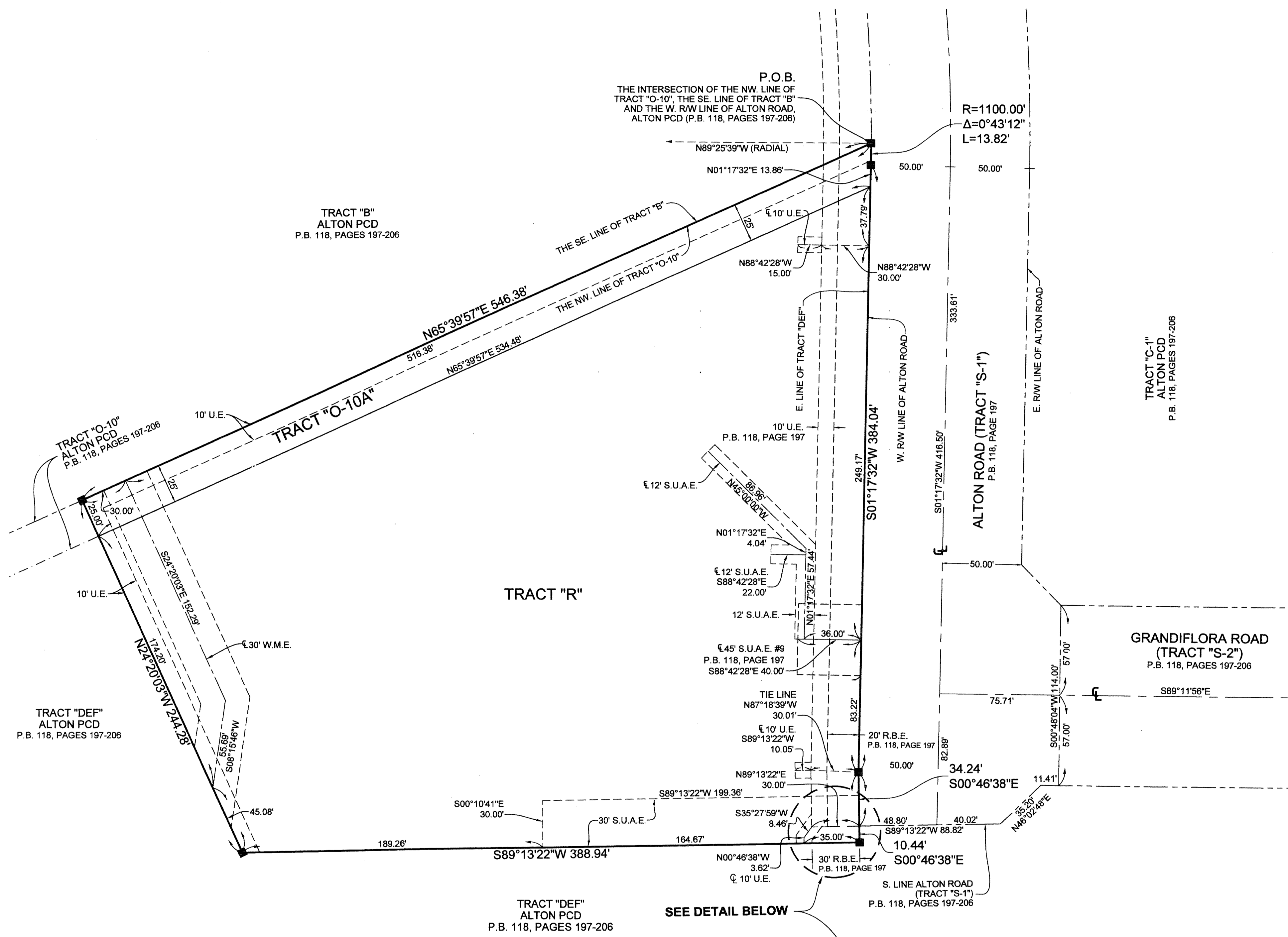
COUNTY OF PALM BEACH)
) SS
 STATE OF FLORIDA)
 THIS PLAT WAS FILED FOR RECORD AT
 _____ M. THIS _____ DAY OF
 _____, 2016, AND LIES
 RECORDED IN PLAT BOOK NO. _____
 ON PAGE _____ THRU _____
 SHARON R. BOCK,
 CLERK AND COMPTROLLER
 BY: _____, D.C.

AREA TABULATION		FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	CODE	DESIGNATED ACREAGE
TRACT "R"	3.190 ACRES	EXEMPT ACREAGE		
TRACT "O-10A"	0.310 ACRES	EXEMPT ACREAGE		
TOTAL	3.500 ACRES			

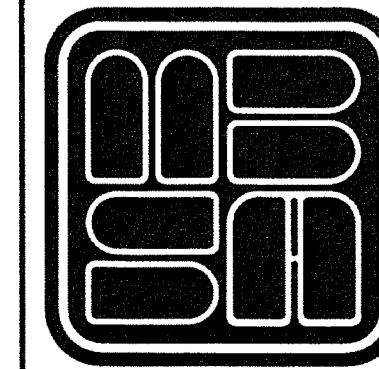
SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTEE OF SUCH EASEMENTS AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS AND WATER MANAGEMENT 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.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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 THIS COUNTY.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTHWEST LINE OF TRACT "O-10", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGE 197, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, HAVING A GRID BEARING OF NORTH 65°39'57" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PBC = PALM BEACH COUNTY
 - TYP. = TYPICAL
 - FND = FOUND
 - R/W = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - R = RADIUS
 - L = ARC LENGTH
 - A = CURVE CENTRAL ANGLE
 - C.B. = CHORD BEARING
 - C.L. = CHORD LENGTH
 - P.B.E. = PARKWAY BUFFER EASEMENT
 - R.B.E. = ROADWAY BUFFER EASEMENT
 - S.U.A.E. = SEACOAST UTILITY AUTHORITY EASEMENT
 - I.R. = IRON ROD
 - L.A.E. = LIMITED ACCESS EASEMENT
 - FPL = FLORIDA POWER AND LIGHT COMPANY
 - W.M.E. = WATER MANAGEMENT EASEMENT
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - SUA = SEACOAST UTILITY AUTHORITY
 - NPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 - PCD = PLANNED COMMUNITY DEVELOPMENT
 - ⊙ = CENTERLINE
 - = SET 4"X4"X24" CONCRETE MONUMENT WITH DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB#2438"



SHEET 3 OF 3



MICHAEL B. SCHORAH & ASSOCIATES, INC.
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 WEST PALM BEACH, FLORIDA 33406
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ALTON CLUB