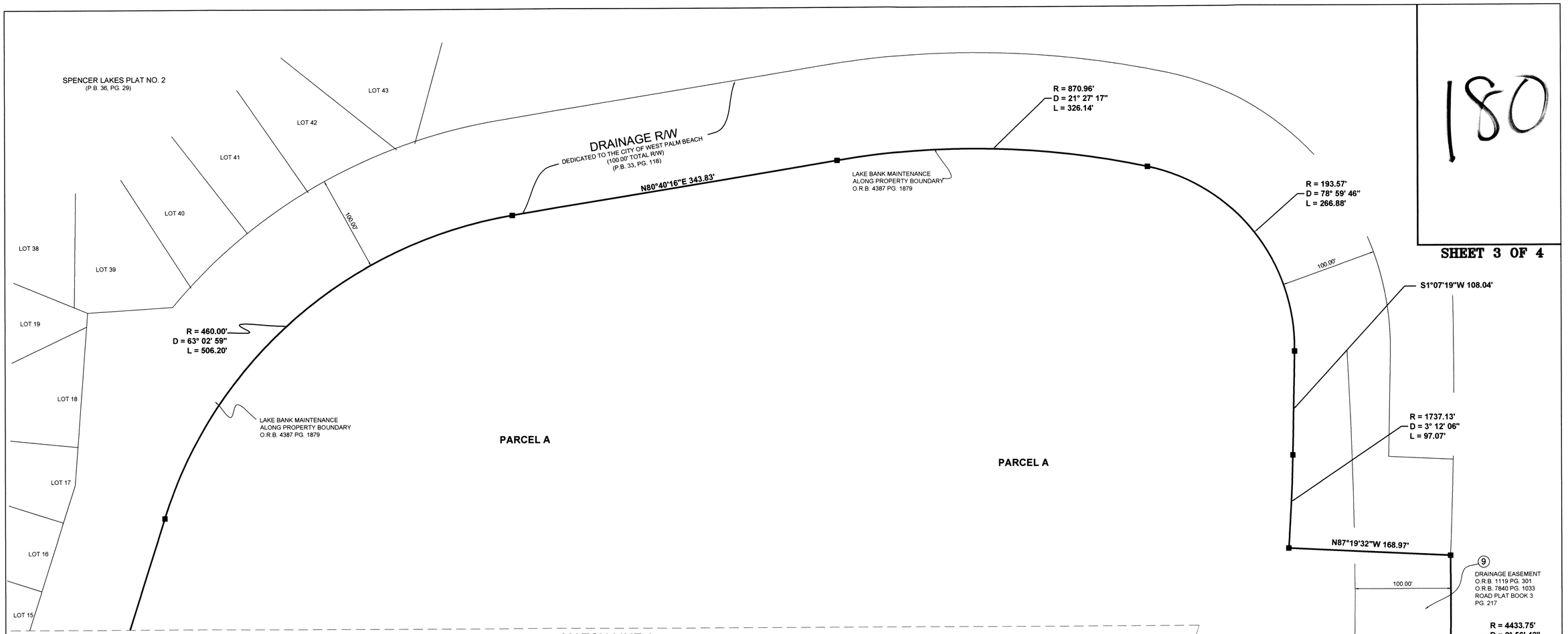
180

SHEET 3 OF 4



ALLIANCE ON VILLAGE

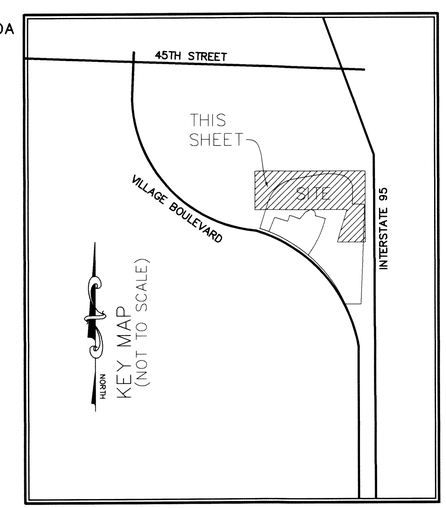
A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SURVEY NOTES AND LEGEND:

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 CITY OF WEST PALM BEACH ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. O.R.B. – OFFICIAL RECORD BOOK
6. P.R.M. – INDICATES SET PERMANENT REFERENCE MONUMENT MARKED LB3591, UNLESS NOTED OTHERWISE
7. U.E. – INDICATES UTILITY EASEMENT.
8. D.E. – INDICATES DRAINAGE EASEMENT.
9. LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS SHOWN OTHERWISE.
10. BEARINGS SHOWN HEREON ARE RELATIVE TO THE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 1990 ADJUSTMENT BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST BEARING N89°10'18"W.
11. "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.
13. (R) – DENOTES RADIAL LINE.
14. R/W – DENOTES RIGHT–OF–WAY
15. SWE – DENOTES SIDEWALK EASEMENT.
16. PSE – DENOTES PRIVATE SANITARY EASEMENT.

LEGEND/ABBREVIATIONS

■ – SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED PRM LB 3591
● – INDICATES SET PERMANENT REFERENCE MONUMENT IRON ROD & CAP STAMPED PRM LB#3591 UNLESS OTHERWISE NOTED.
▲ – INDICATES ANGLE POINT ON PARCEL B BOUNDARY LINE
℄ – CENTERLINE
AC – ACRES
LB – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORD BOOK
SF – SQUARE FEET
R – RADIUS
D – DELTA ANGLE
L – ARC LENGTH



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.