

2001 S. Dixie Private School

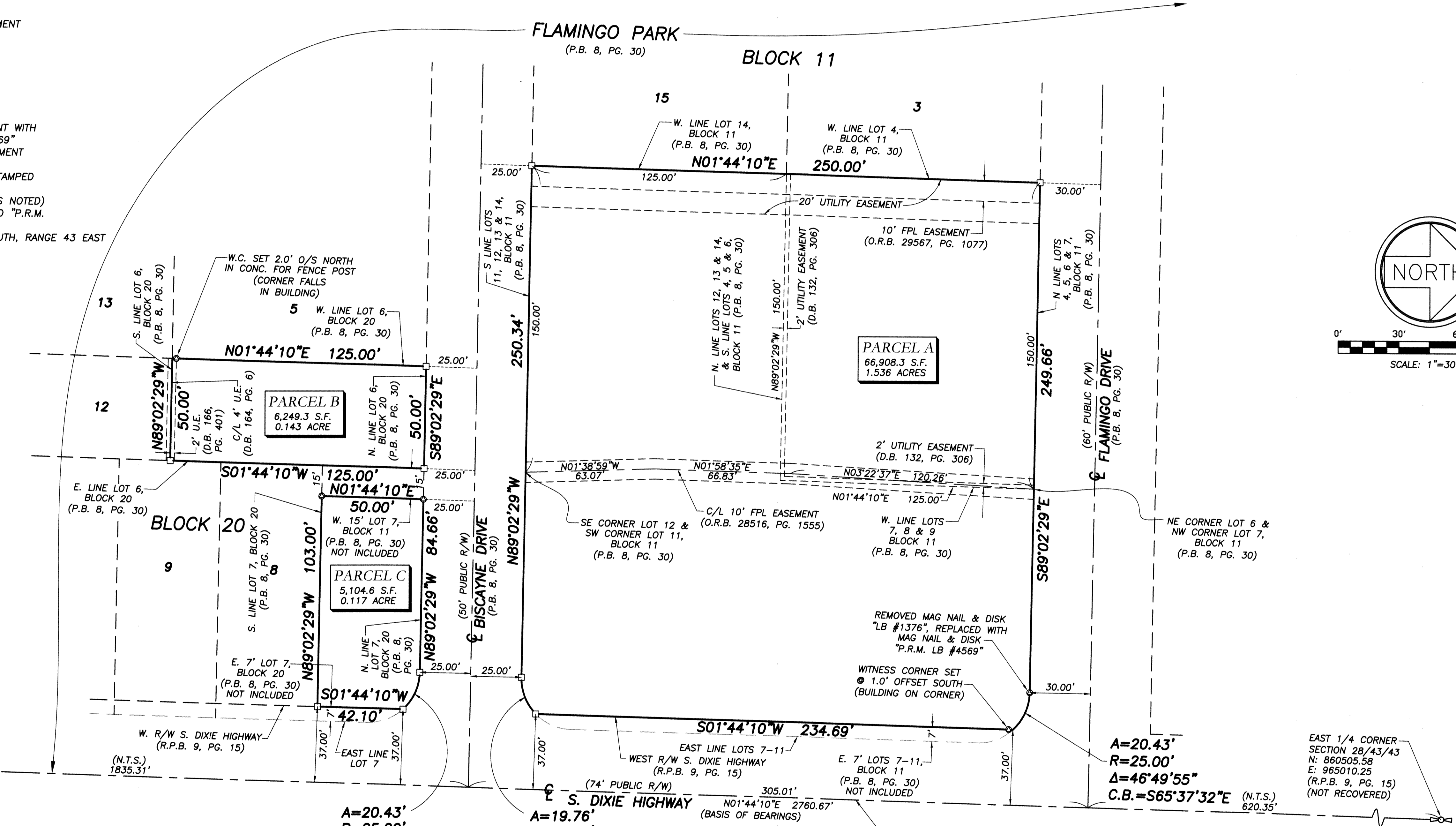
BEING A REPLAT OF A LOTS 4, 5, 6, 12, 13, 14, AND A PORTION OF LOTS 7, 8, 9, 10 & 11, BLOCK 11, TOGETHER WITH LOT 6 AND A PORTION OF LOT 7, BLOCK 20, FLAMINGO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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SHEET 2 OF 2

ABBREVIATIONS/LEGEND

- (C) = CALCULATED
- C/L = CENTERLINE
- C.B. = CHORD BEARING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- N: = NORTHING (WHEN USED WITH COORDINATE)
- E: = EASTING (WHEN USED WITH COORDINATE)
- O.R.B. = OFFICIAL RECORDS BOOK
- N.T.S. = NOT TO SCALE
- (P) = PLAT
- P.A.E. = PEDESTRIAN ACCESS EASEMENT
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- U/R = UNRECORDED
- Δ = CENTRAL ANGLE
- A = ARC (LENGTH)
- R = RADIUS
- W.C. = WITNESS CORNER
- = SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- = SET 5/8" IRON ROD & CAP STAMPED "WALLACE LB #4569"
- = FOUND IRON ROD AND CAP (AS NOTED)
- ⊙ = SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"
- 28/43/43 = SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST



NOTES:

1. Bearings shown hereon are grid, NAD 83 (1990 Adjustment), Florida East Zone, Transverse Mercator Projection and are based on the East line of the Southeast quarter (SE 1/4) of Section 28, Township 43 South, Range 43 East, which bears North 01°44'10" East as shown on FDOT Maintenance Map as recorded in Road Plat Book 9, Page 15, Public Records of Palm Beach County, and all other bearings are relative thereto.
2. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits as required for such encroachments.
3. Existing recorded easements shown hereon are for informational purposes only and are not part of this replat.
4. 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
5. The City of West Palm Beach quit-claimed the west 15 feet of Lots 7, 8, 9, 10 and 11, Block 11, FLAMINGO PARK, as recorded in Plat Book 8, Page 30, by deeds recorded in O.R.B. 29227, Page 1040 and in O.R.B. 29288, Page 921, but reserves an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all of the phosphate, minerals and metals and an undivided one-half interest in all petroleum in, on, or under the property. Building setback lines shall be as required by current City of West Palm Beach Zoning Regulations.
6. Distances shown hereon are ground and are in U.S. Survey Feet as measured on horizontal plane.
7. This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation, 5553 Village Boulevard, West Palm Beach, Florida 33407

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.

Plat of:
2001 S. Dixie Private School

WALLACE SURVEYING
CORP. LICENSED BUSINESS #4991
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 940-4551

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| FIELD: | JOB No.: 13-1383.26 | F.B. PG. |
| OFFICE: R.C. | DATE: OCT., 2017 | DWG. No.: 13-1383-7 |
| C/K'D: | REF.: 13-1383-5 | SHEET 2 OF 2 |