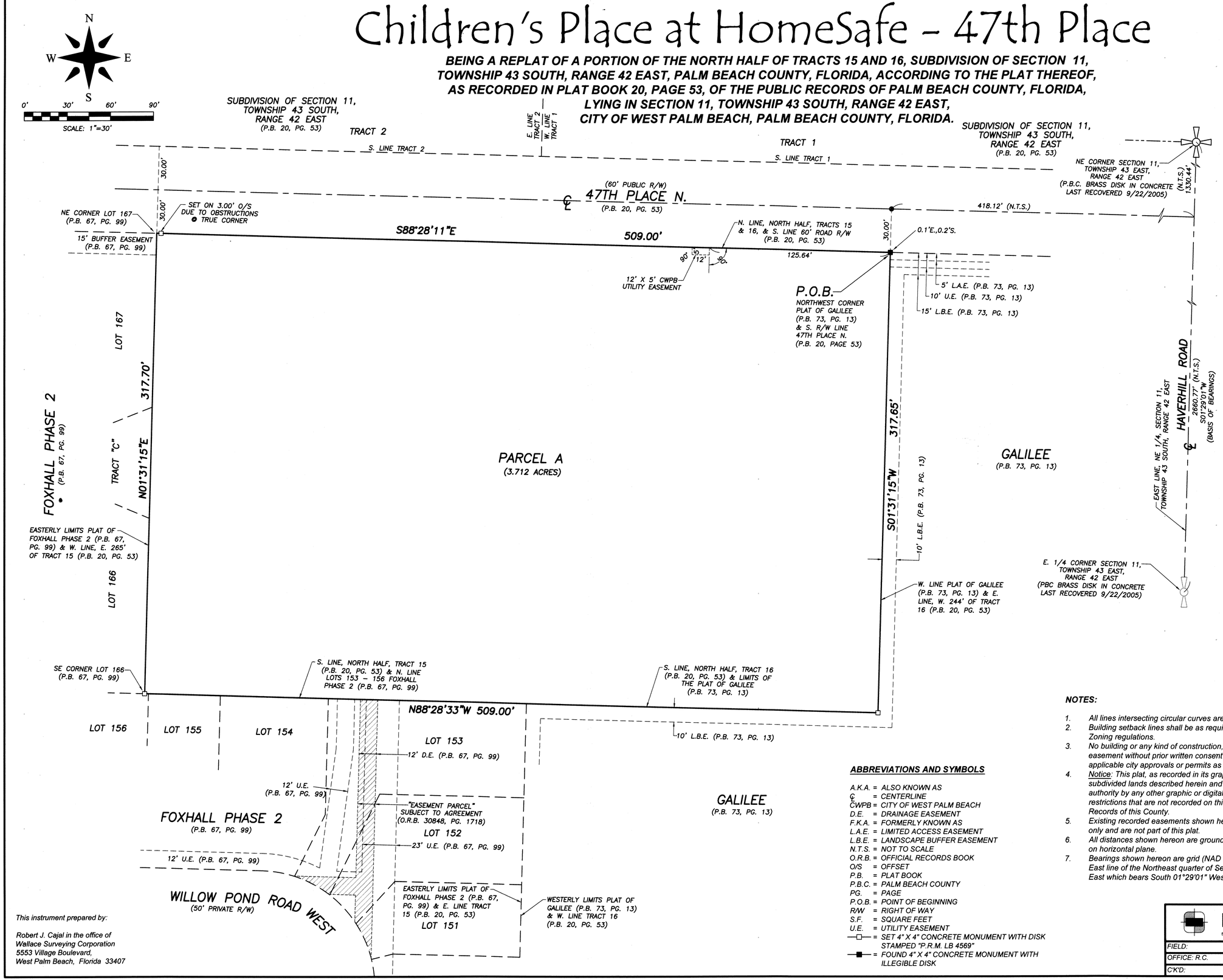
Children's Place at HomeSafe - 47th Place

BEING A REPLAT OF A PORTION OF THE NORTH HALF OF TRACTS 15 AND 16, SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

147

SHEET 2 OF 2



NOTES:

1. All lines intersecting circular curves are radial unless otherwise noted.
2. Building setback lines shall be as required by current City of West Palm Beach Zoning regulations.
3. 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.
4. 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.
5. Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
6. All distances shown hereon are ground and are in U.S. Survey Feet as measured on horizontal plane.
7. Bearings shown hereon are grid (NAD 83, 1990 Adjustment) and are based on the East line of the Northeast quarter of Section 11, Township 43 South, Range 42 East which bears South 01°29'01" West and all other bearings are relative thereto.

ABBREVIATIONS AND SYMBOLS

A.K.A. = ALSO KNOWN AS
℄ = CENTERLINE
CWPB = CITY OF WEST PALM BEACH
D.E. = DRAINAGE EASEMENT
F.K.A. = FORMERLY KNOWN AS
L.A.E. = LIMITED ACCESS EASEMENT
L.B.E. = LANDSCAPE BUFFER EASEMENT
N.T.S. = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
PG. = PAGE
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
—□— = SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB 4569"
—■— = FOUND 4" X 4" CONCRETE MONUMENT WITH ILLEGIBLE DISK

This instrument prepared by:

Robert J. Cajal in the office of
Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 19-1245.6	F.B. PG.
OFFICE: R.C.	DATE: AUGUST 2020	DWG. No.: 19-1245-3
C'K'D:	REF.: 19-1245-3.DWG	SHEET 2 OF 2