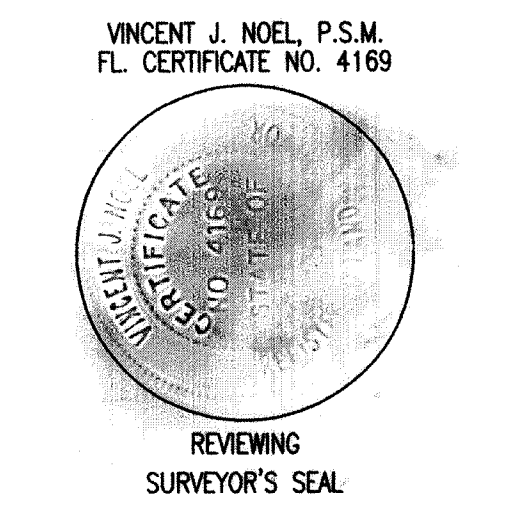
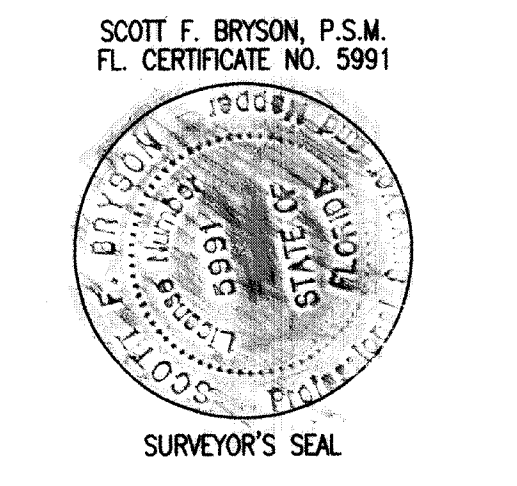
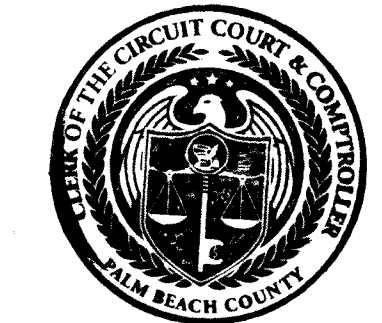


# STYX PROMENADE

BEING A PORTION OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO BEING A REPLAT OF LOTS 4, 5, 6, 7, 8 & 9, BLOCK 3, W.S. CLOWS ADDITION TO THE TOWN OF WEST PALM BEACH, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR RECORD AT 2:10 P.M. THIS DAY OF 13<sup>th</sup> April 2022 AND DULY RECORDED IN PLAT NO. 133 ON PAGES 148 THRU 149.  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: *[Signature]* D.C.



### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
KNOW ALL MEN BY THESE PRESENTS THAT WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LAND SHOWN HEREON AS STYX PROMENADE, BEING A REPLAT OF LOTS 4, 5, 6, 7, 8 & 9, BLOCK 3, W.S. CLOWS ADDITION TO THE TOWN OF WEST PALM BEACH, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 60, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:  
LOTS 4, 5, 6, 7, 8 AND 9, BLOCK 3, W.S. CLOWS ADDITION TO THE TOWN OF WEST PALM BEACH FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 1, PAGE 60.

CONTAINING 42,012.092 SQUARE FEET / 0.964 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT RW-1  
1. TRACT RW-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

UTILITY EASEMENT  
2. THE UTILITY EASEMENT, AS SHOWN HEREON, IS NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS OR ASSIGNS.

SIDEWALK PATH EASEMENT  
3. THE SIDEWALK PATH EASEMENT IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.  
ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.

IN WITNESS WHEREOF, THE ABOVE NAMED WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR, CHRISTOPHER ROOG AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF BOARD OF COMMISSIONERS.  
THIS 29<sup>th</sup> DAY OF March, 2022.

WITNESS: *[Signature]* BY: WEST PALM BEACH, COMMUNITY REDEVELOPMENT AGENCY  
PRINT NAME: ISA N. CAMPBELL  
WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Andy Zitman  
CHRISTOPHER ROOG, EXECUTIVE DIRECTOR

### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
BEFORE ME, PERSONALLY APPEARED CHRISTOPHER ROOG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED via AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CRA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29<sup>th</sup> DAY OF March, 2022.  
MY COMMISSION EXPIRES: September 30, 2022 NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Ruth Del Pino  
NOTARY SEAL: *[Seal]* COMMISSION NO.: CG 260399

### TITLE CERTIFICATION:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
WE, SOUTHEAST GUARANTY AND TITLE, INC., A TITLE INSURANCE COMPANY AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: THIS 29<sup>th</sup> DAY OF MARCH, 2022.  
BY: *[Signature]*  
NAME: KENNETH L. TOWNSEND  
TITLE: PRESIDENT

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH.  
*[Signature]* DATED: THIS 28<sup>th</sup> DAY OF March, 2022.  
SCOTT F. BRYSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5991

### REVIEWING SURVEYOR:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) AND / OR PERMANENT CONTROL POINTS (P.C.P.'S) AT BOUNDARY CORNERS.  
*[Signature]* 3/29/22  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### CITY APPROVAL:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
THIS PLAT IS HEREBY APPROVED BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.  
THIS 14<sup>th</sup> DAY OF April, 2022  
BY: *[Signature]*  
KEITH A. JAMES, MAYOR

### SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (NAD 83) (ADJUSTMENT OF 1990). THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET HAS BEEN DETERMINED TO BEAR SOUTH 88°49'21" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS PERFORMED USING OUR TOPCON HIPER-LITE GPS UNIT IN CONJUNCTION WITH THE LENGEMANN OF FLORIDA STATE WIDE GPS NETWORK.
- 3) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 5) NOTE: LOTS D & E PLATTED AS SUCH AND SHOWN HEREON ARE SUBJECT TO THAT CERTAIN RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORD BOOK 33118, PAGE 1128, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- 6) 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.
- 7) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

### NOTES, COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000050657  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE	02/16/2022	CHECKED	SFB	PROJECT No.		SHEET No.	
SCALE	N/A	APPROVED	SFB	17-1180		1 OF 2	
DRAWN	SFB	DWG No	D17-1180P				

**KESHAVARZ & ASSOCIATES**  
Civil Engineers • Land Surveyors  
711 North Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 689-8600 Fax: (561) 689-7076

P:\17-1180 WPB Styx Alley\KA\_DWG\SV-171180 Plat.dwg Friday, March 25, 2022 5:37:37 PM

#### LEGEND OF SYMBOLS:

□	4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
○	MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
△	MAG NAIL & DISK STAMPED "P.C.P. LB 4897" OR AS NOTED.

#### PROPERTY CONTROL ABBREVIATIONS

P.C.P.	= PERMANENT CONTROL POINT
P.R.M.	= PERMANENT REFERENCE MONUMENT
CONC.	= CONCRETE
MON.	= MONUMENT
M.N.D.	= MAG NAIL & DISK

#### ARITHMETIC / ANNOTATION ABBREVIATIONS

°	= DEGREES	CB	= CHORD BEARING
'	= MINUTES	P.C.	= POINT OF CURVATURE
"	= SECONDS	P.T.	= POINT OF TANGENCY
R	= RADIUS	P.R.C.	= POINT OF REVERSE CURVE
Δ	= DELTA	RAD.	= RADIAL
L	= ARC LENGTH	N.R.	= NON-RADIAL

#### EASEMENT / MISCELLANEOUS ABBREVIATIONS

L.A.E.	= LIMITED ACCESS EASEMENT	D.E.	= DRAINAGE EASEMENT
L.B.E.	= LANDSCAPE BUFFER EASEMENT	U.E.	= UTILITY EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT	L.W.D.	= LAKE WORTH DRAINAGE DISTRICT
S.L.E.	= SANITARY SEWER LINE EASEMENT		
W.L.E.	= WATER LINE EASEMENT		
P.B.C.U.E.	= PALM BEACH COUNTY UTILITY EASEMENT		

#### LEGEND OF ABBREVIATIONS:

T	= TANGENT	PG.	= PAGE
N.T.	= NON-TANGENT	P.O.C.	= POINT OF COMMENCEMENT
C/L	= CENTERLINE	P.O.B.	= POINT OF BEGINNING
P.B.	= PLAT BOOK	P.O.T.	= POINT OF TERMINUS
D.B.	= DEED BOOK	L.B.	= LICENSED BUSINESS
O.R.B.	= OFFICIAL RECORD BOOK	P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER