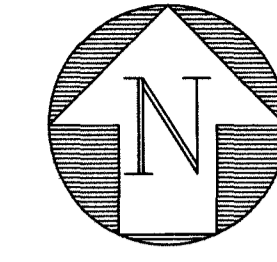


FLAGLER STATION

BEING A REPLAT OF PORTIONS OF LOTS 6 THROUGH 9, BLOCK 39, ACCORDING TO THE PLAT OF THE MAP OF THE TOWN OF WEST PALM BEACH AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 2



GRAPHIC SCALE
0 30' 45' 60'
SCALE: 1"=30'

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____

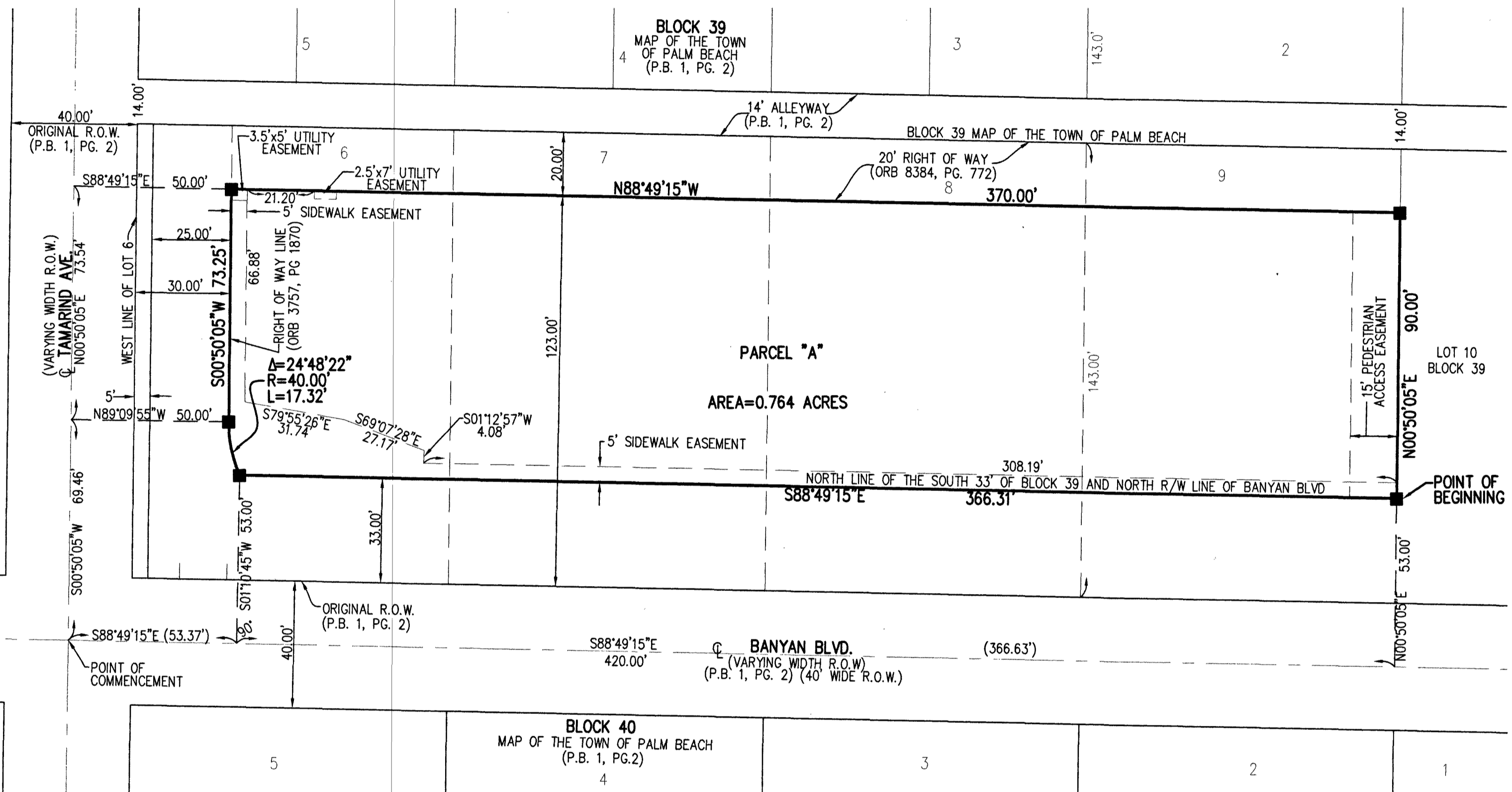
THIS _____ DAY OF _____
AND DULY RECORDED
IN PLAT BOOK NO. _____
ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT &
COMPTROLLER

BY: _____
DEPUTY CLERK

129

- LEGEND**
- ⊙ CENTERLINE
 - ORB OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - PG.(S) PAGE(S)
 - R/W RIGHT-OF-WAY
 - SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603
 - FOUND PERMANENT REFERENCE MONUMENT AS NOTED
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA ANGLE
 - D.B. DEED BOOK
 - LB LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - ESMT EASEMENT



SURVEYOR'S NOTES

1. THE CENTERLINE OF TAMARIND AVENUE IS TAKEN AS BEING N00°50'05"E AND ALL OTHER BEARINGS ARE BASED HEREON.
2. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES HAVING A SCALE FACTOR OF 1.00005 TO GRID.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION 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 PALM BEACH COUNTY.
5. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
6. RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.
7. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.

CITY OF WEST PALM BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE COMMISSION ACCEPTS DEDICATIONS CONTAINED ON THIS PLAT
THIS 22nd DAY OF October, 2022.

BY: _____
KEITH A. JAMES, MAYOR

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED THIS 3 DAY OF October, 2022

VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

SURVEYOR AND MAPPER'S CERTIFICATE

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"), AND MONUMENTS ACCORDING TO SEC. 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 COUNTY, FLORIDA.

C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA L.B. 6603

DATE: 09-23-2022

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS4938 STATE OF FLORIDA.
ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

FLAGLER STATION

A Higher Standard of Excellence

ENGINEERS • SURVEYORS • GIS MAPPERS

1280 N. CONGRESS AVENUE, SUITE 101,
WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

DATE	07-27-2022
SCALE	1"=30'
CAD FILE	8197_01_05 PLAT
SISK PROJECT	8197.01
DRAWN	M.A.
CHECKED	JCM

S H E E T	2/2

Y:\Land Projects R2\8197.01.dwg\8197_01_05.plat.dwg 2/24/2022 2:32:53 PM EST