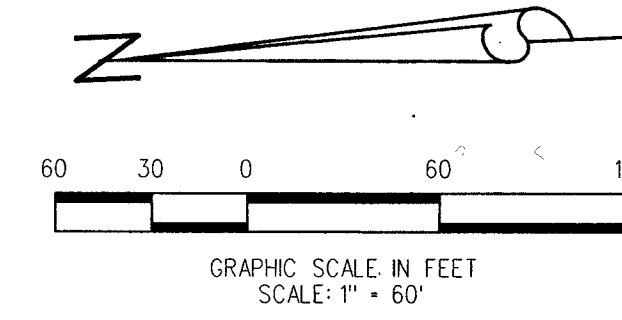


AVENUE S PROPERTIES - REPLAT OF TRACTS A, C AND D

BEING A REPLAT OF TRACTS A, C AND D, AS SHOWN ON THE PLAT OF AVENUE S PROPERTIES,
AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

134

MAY 2023



SHEET 2 OF 2

B A

BIRDSALL INDUSTRIAL PARK
(P.B. 50, PG. 6)

PLAT No. 2-B
LEWIS TERMINAL
(P.B. 39, PG. 107)

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY
(O.R.B. 6403, PG. 1215)

WEST RAILROAD RIGHT-OF-WAY LINE
(O.R.B. 6403, PG. 1215)

TRACT "A1"
387,049 SQUARE FEET OR
8.885 ACRES

TRACT "B1"
(12' ADDITIONAL R/W)
3,636 SQUARE FEET OR
0.083 ACRES

MARTIN LUTHER KING JR. BLVD
STATE ROAD 710 (ROAD PLAT BOOK 5, PAGE 134)
CORNER ROAD 710 (ROAD PLAT BOOK 422)

TRACT 9
WILLIAM TAYLOR'S SUBDIVISION
(P.B. 5, PG. 67)

REMAINDER OF
TRACT 8
WILLIAM TAYLOR'S
SUBDIVISION
(P.B. 5, PG. 67)

STIDUM'S
SUBDIVISION
(P.B. 28, PG. 29)

REMAINDER OF
TRACT 8
WILLIAM TAYLOR'S
SUBDIVISION
(P.B. 5, PG. 67)

REPLAT NO. 1 OF
PORTIONS OF LOT 8
WILLIAM TAYLOR'S
SUBDIVISION
(P.B. 42, PG. 105)

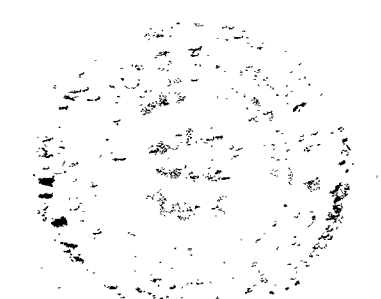
TRACT B
AVENUE S PROPERTIES
(P.B. 105, PGS. 193-195)

ABBREVIATIONS:

CB = CHORD BEARING
D = CURVE'S DELTA ANGLE
L = CURVE'S ARC LENGTH
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
PGS. = PAGES
PRM = PERMANENT REFERENCE MONUMENT
R = CURVE'S RADIUS
W/ = WITH

LEGEND:

■ DENOTES FOUND 4"x4" CONC. MON.
W/ DISK STAMPED "PRM LB 4431"
UNLESS OTHERWISE NOTED
□ DENOTES SET 4"x4" CONC. MON.
W/ DISK STAMPED "PRM LB 4431"



LIDBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

| | | |
|---|--------------|-------------------|
| CAD: K:\JUST \ 324243 \ 105-193 \ 05-146-306A \ 05-146-306A.DGN | | |
| REF. | | |
| FLD. | FB. PG. | JOB 05-146-306A |
| OFF. CASASUS | | DATE JANUARY 2023 |
| CKD. D.C.L. | SHEET 2 OF 2 | DWG. D05-146P |