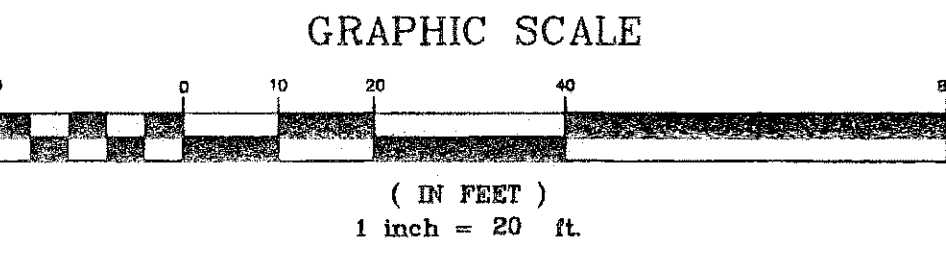
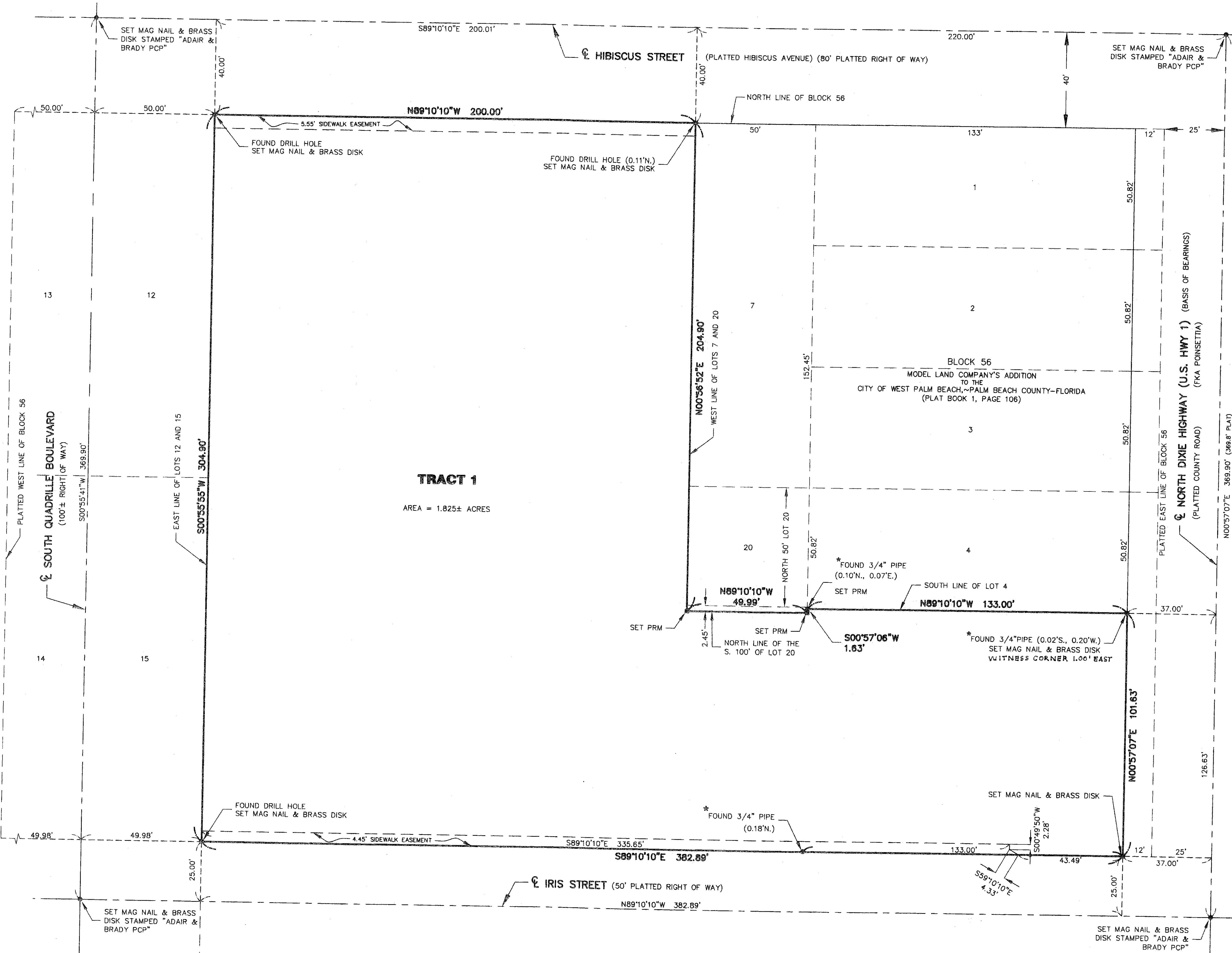


# CITY PALMS

BEING A REPLAT OF LOTS 5 AND 6, LOTS 8 THROUGH 11, LOTS 16 THROUGH 19, AND THE SOUTH 100.00 FEET OF LOT 20, LESS THE EAST 12.00 FEET OF LOTS 5 AND 6 FOR ROAD RIGHT OF WAY PURPOSES, ALL LYING IN BLOCK 56, MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST.



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**LAND SURVEYOR'S NOTES:**

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 RIGHTS GRANTED.

THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF WEST PALM BEACH, FLORIDA.

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.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME AND THE CITY OF WEST PALM BEACH. THE CITY APPROVED LANDSCAPE PLAN SHALL BE FOLLOWED.

ALL BUILDING SETBACKS ARE TO CONFORM TO CITY OF WEST PALM BEACH.

THE BEARINGS, AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD '83, 1990 ADJUSTMENT, AS DETERMINED BY PALM BEACH COUNTY SURVEY DIVISION, BEARING DATUM DERIVED FROM A TRAVERSE BETWEEN PALM BEACH COUNTY CONTROL STATIONS "SE QUAD" AND "THE SOUTH QUARTER CORNER OF SECTION 21", THE CENTER LINE OF DIXIE HIGHWAY BEARS NORTH 00°57'07" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

■ INDICATES PERMANENT REFERENCE MONUMENT STAMPED "A & B ENG. P.R.M. 3542", UNLESS OTHERWISE NOTED.

● INDICATES SET MAG NAIL & DISK STAMPED "ADAIR & BRADY" OR "A & B ENG. 3542", UNLESS OTHERWISE NOTED.

**LEGEND**

- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- O.R.B. - OFFICIAL RECORD BOOK
- R/W - RIGHT OF WAY

\* PIPES SET BY G.S. BROCKWAY IN 1936.  
PIPE AT S.W. CORNER OF LOT 6 WAS SET 0.18' NORTH OF LOT CORNER.  
PIPE AT N.E. CORNER OF LOT 5 WAS SET 0.14' WEST OF LOT CORNER AT BACK OF WALK, ACCORDING TO BROCKWAY FIELD NOTES IN BOOK S9, PAGE 44.

SHEET INDEX  
DEDICATIONS AND APPROVALS - SHEET 1  
TRACT BOUNDARIES - SHEET 2

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E-mail: ab@abengineering.net

Dr. JS  
Ck. DP  
Date: JUNE 2008  
Job. No. 05010F

RECORD PLAT  
CITY PALMS

FP 1996A 2 SHEET OF 2

A & B ENGINEERING, INC. 2/10/2008 3:57:41 PM A & B ENGINEERING, INC.