

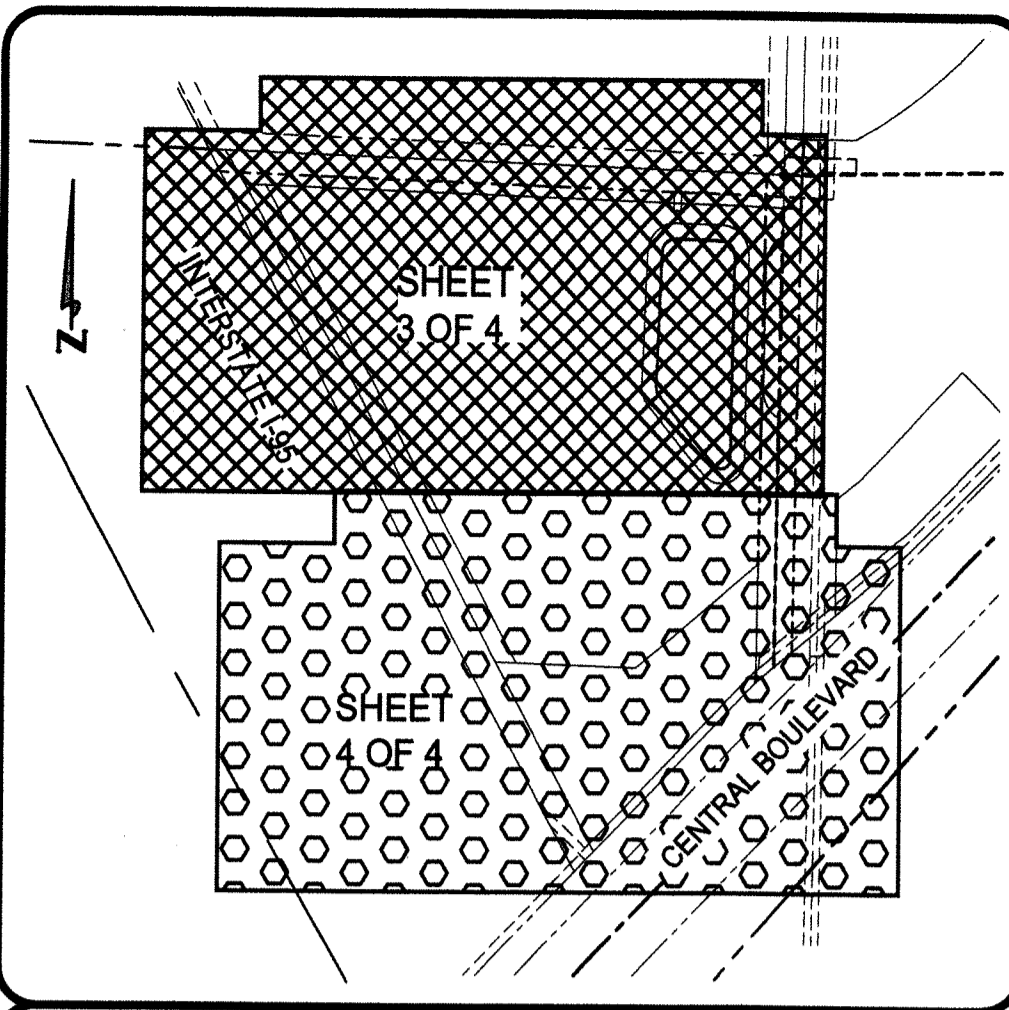
CENTRAL GARDENS GRAND APARTMENTS 167

BEING A REPLAT OF TRACT 1, TRACT P-'B', TRACT LB-'C', TRACT LB-'D' & TRACT OS-'A', CENTRAL GARDENS PLAT TWO, PLAT BOOK 121, PAGES 5 THROUGH 11 & ALSO BEING A PORTION OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 4

APRIL 2017

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED
 FOR RECORD AT ____M.
 THIS DAY OF _____, 2017
 AND DULY RECORDED IN PLAT
 NO. ____ ON PAGES ____
 THRU ____
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY _____ D.C.



APPROVALS:

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1ST DAY OF May, 2017.

ATTEST: [Signature] BY: Maria G. Marino
 PATRICIA SNIDER MARIA G. MARINO
 CITY CLERK, CMC MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1ST DAY OF May, 2017.

BY: [Signature]
 TODD ENGLE, P.E.
 CITY ENGINEER

ACKNOWLEDGEMENT:

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS.

THIS 17 DAY OF April, 2017.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: [Signature] BY: [Signature]
 O'NEAL BARDIN, JR. ASSISTANT SECRETARY MATTHEW J. BOYKIN, PRESIDENT
 BOARD OF SUPERVISORS BOARD OF SUPERVISORS

REVIEWING SURVEYOR:

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.091(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).

[Signature] DATED THIS 19TH DAY OF April, 2017.

PRINT NAME: DAVID E. ROHAL
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO.: 4315

SURVEYOR'S CERTIFICATION:

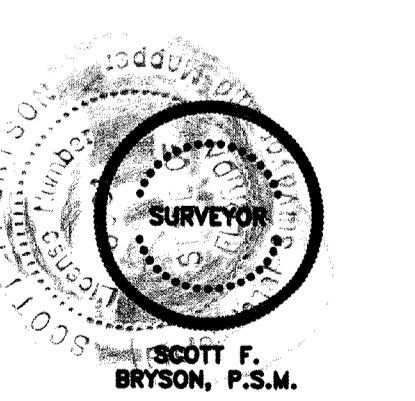
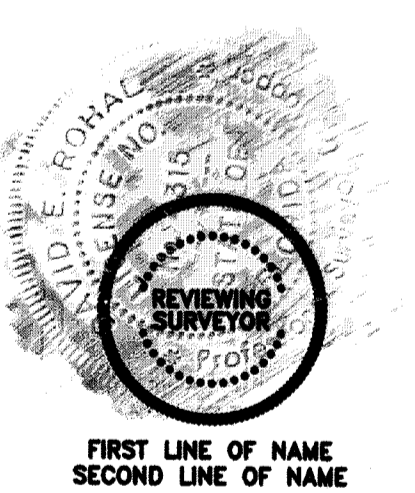
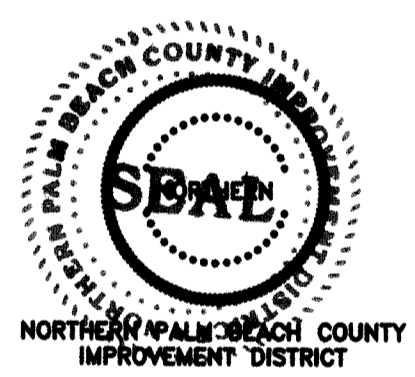
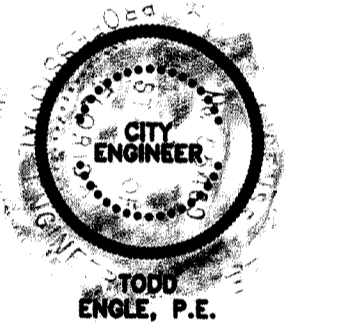
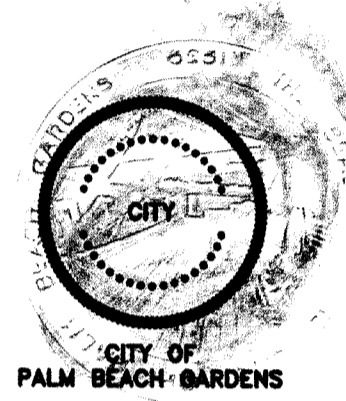
STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

[Signature] DATED: THIS 12TH DAY OF April, 2017.
 SCOTT F. BRYSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE No. 5991

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90) OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRAVERSE MERCATOR PROJECTION), EAST ZONE. THE WEST LINE OF TRACT OS-'1A' BEARS NORTH 27°59'44" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATED THERETO.
- 2) 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 THE CITY ENGINEER.
- 3) 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.
- 4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5) 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.



LEGEND OF SYMBOLS:

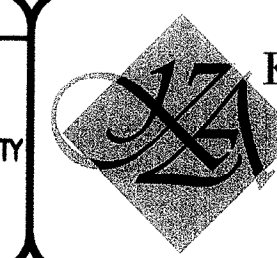
- 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED
- MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR TRACT LINES
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR EASEMENT LINES

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

LEGEND OF ABBREVIATIONS:

- = DEGREES
- = MINUTES
- = SECONDS
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- RAD. = RADIAL
- N.R. = NON-RADIAL
- T = TANGENT
- N.T. = NON-TANGENT
- C/L = CENTERLINE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- O.A. = OVERALL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- R.P.B. = ROAD PLAT BOOK
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- S.L.E. = SANITARY SEWER LINE EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- S.U.A. = SEACOAST UTILITY AUTHORITY
- F.P.L. = FLORIDA POWER & LIGHT COMPANY



KESHAVARZ & ASSOCIATES
 Civil Engineers • Land Surveyors
 711 North Dixie Highway, Suite 201
 West Palm Beach, Florida 33401
 Tel: (561) 689-8600 Fax: (561) 689-1176

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: 07/01/16	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: N/A	APPROVED: SB	14-1041	2 OF 4
DRAWN: SB/RB	DWG No: D14-1041P		