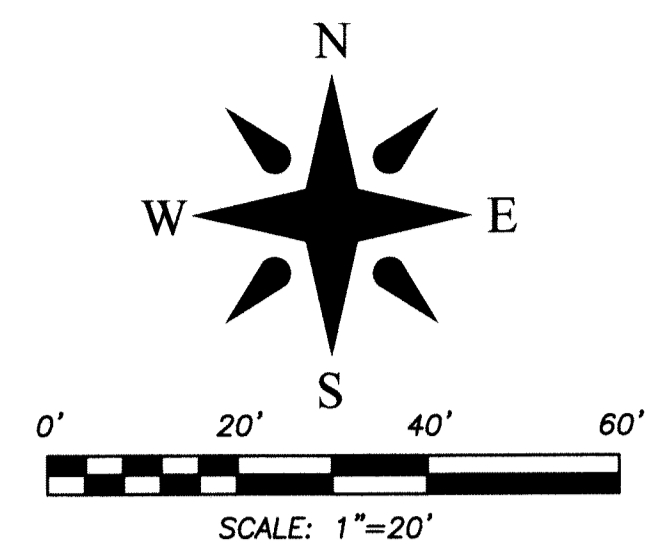


93

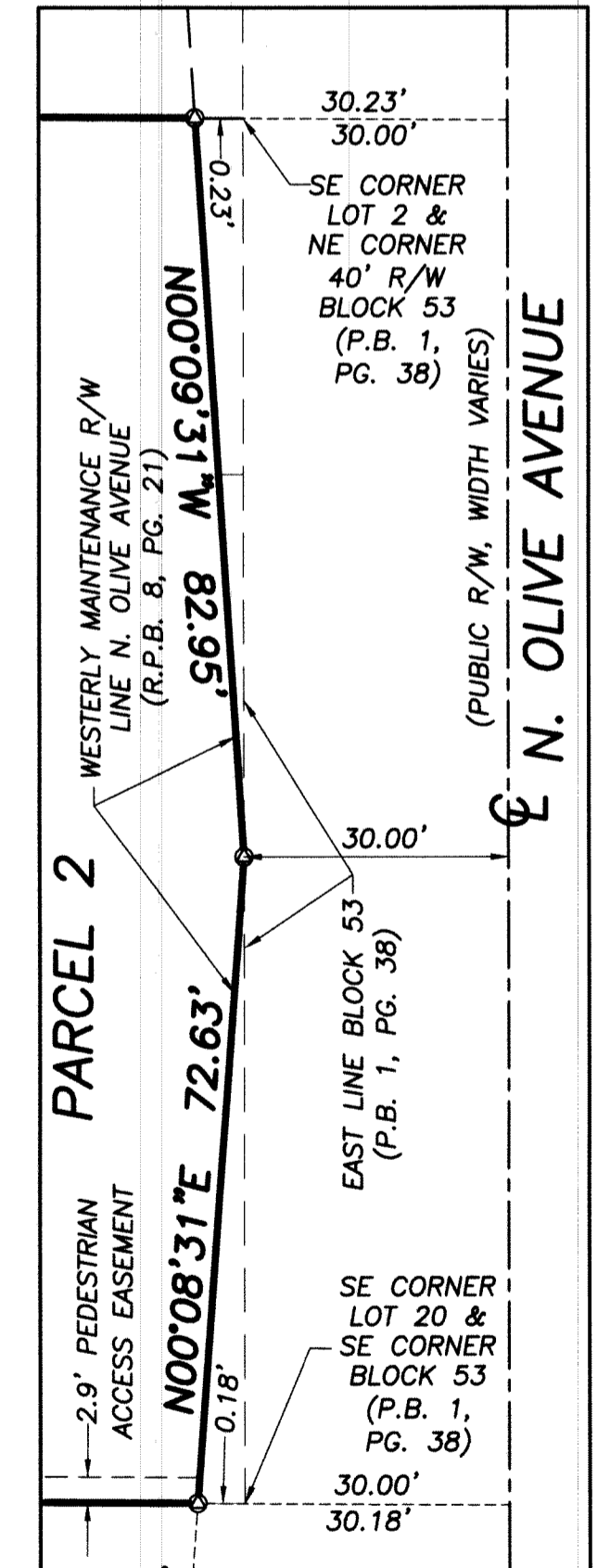
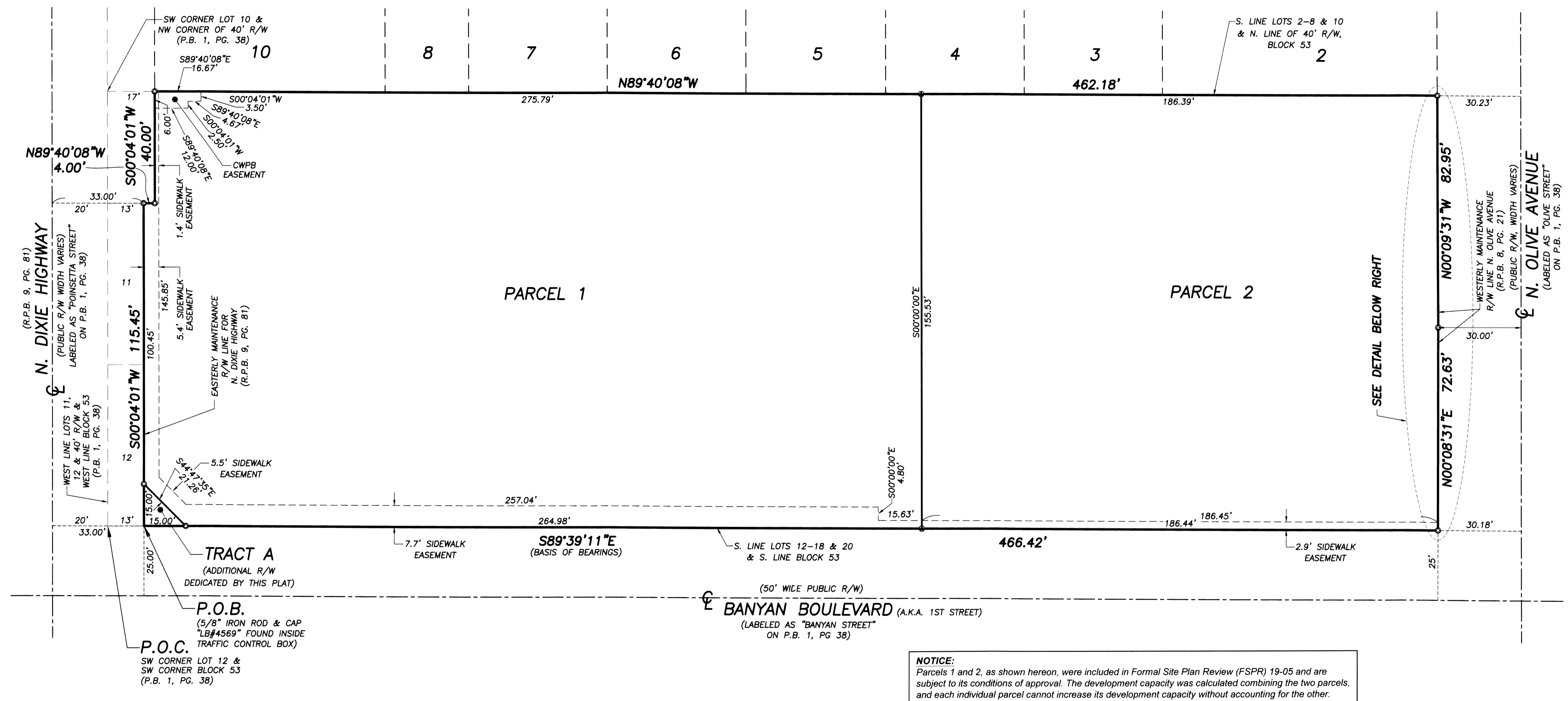
303 BANYAN BOULEVARD

BEING A REPLAT OF LOTS 13 THROUGH 18, TOGETHER WITH A PORTION OF LOTS 11, 12, 19, 20, AND A PORTION OF THE 40 FOOT WIDE RAILROAD RIGHT-OF-WAY, ALL WITHIN BLOCK 53, MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



BLOCK 53
MAP TO CORRECT FORMER PLAT
OF BLOCKS 51, 52, 53, 54
WEST PALM BEACH, FLORIDA
(P.B. 1, PAGE 38)

SHEET 2 OF 2



NOTICE:
Parcels 1 and 2, as shown hereon, were included in Formal Site Plan Review (FSPR) 19-05 and are subject to its conditions of approval. The development capacity was calculated combining the two parcels, and each individual parcel cannot increase its development capacity without accounting for the other.

- NOTES:**
- All lines intersecting circular curves are radial unless otherwise noted.
 - Building setback lines shall be as required by current City of West Palm Beach Zoning regulations.
 - No building or any kind of construction, trees or shrubs 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.
 - 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.
 - Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
 - Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.
 - The South line of Block 53, of the Plat of "Map to Correct Former Plat of Blocks 51, 52, 53, 54, West Palm Beach, Florida", as recorded in Plat Book 1, Page 38, Public Records of Palm Beach County, Florida, is assumed to bear South 89°39'11" East and all other bearings are relative thereto.
 - This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407

ABBREVIATIONS AND SYMBOLS

- A.K.A. = ALSO KNOWN AS
- CL = CENTERLINE
- CWPB = CITY OF WEST PALM BEACH
- D.B. = DEED BOOK
- F.K.A. = FORMERLY KNOWN AS
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- = SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB 4569"
- = SET MAG NAIL & DISK STAMPED "P.R.M. LB 4569"
- = SET MAG NAIL & DISK STAMPED "WALLACE LB 4569"

AREA TABULATION

PARCEL 1:	0.9928 ACRES	43,246.3 S.F.
PARCEL 2:	0.6660 ACRES	29,013.0 S.F.
TRACT A:	0.0026 ACRES	112.5 S.F.
TOTAL AREA:	1.6614 ACRES	72,371.8 S.F.

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 645-4551

FIELD:	JOB No.: 08-1298-20	F.B.	PG.
OFFICE: R.C.	DATE: JUNE 2020	DWG. No.:	08-1298-3
C'K'D:	REF.: 08-1298-2.DWG	SHEET 2 OF 2	