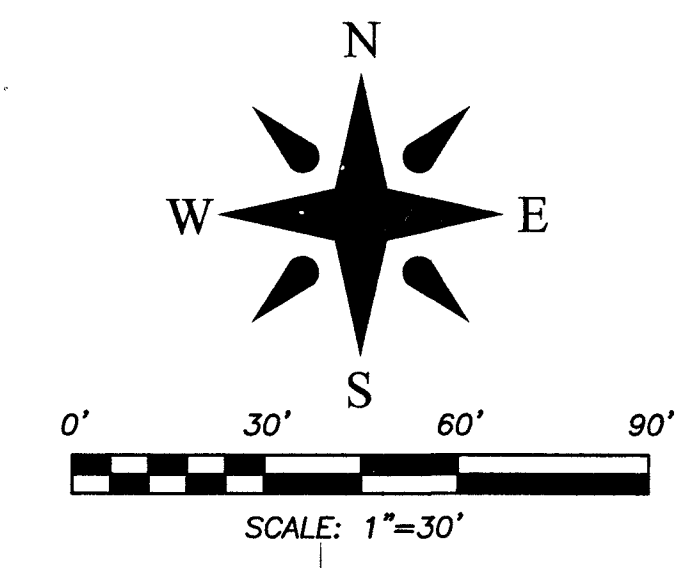


ABBREVIATIONS AND SYMBOLS

- A.K.A. = ALSO KNOWN AS
- ⊕ = CENTERLINE
- Ⓒ = CITY OF WEST PALM BEACH
- (D) = DEED DESCRIPTION
- D.B. = DEED BOOK
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- F.K.A. = FORMERLY KNOWN AS
- FPL = FLORIDA POWER & LIGHT
- M.H.W.L. = MEAN HIGH WATER LINE
- 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) = SURVEY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- ⊙ = SET MAG NAIL & DISK STAMPED "P.R.M. LB 4569"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4569"

ALBA RESIDENCES

BEING A REPLAT OF LOTS 31, 32, 33, 34, 35 AND 36, IN BLOCK 1, PLAT NO. 1 OF NORTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA INCLUDING ALL RIPARIAN RIGHTS THEREUNTO AND SUBMERGED LANDS IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

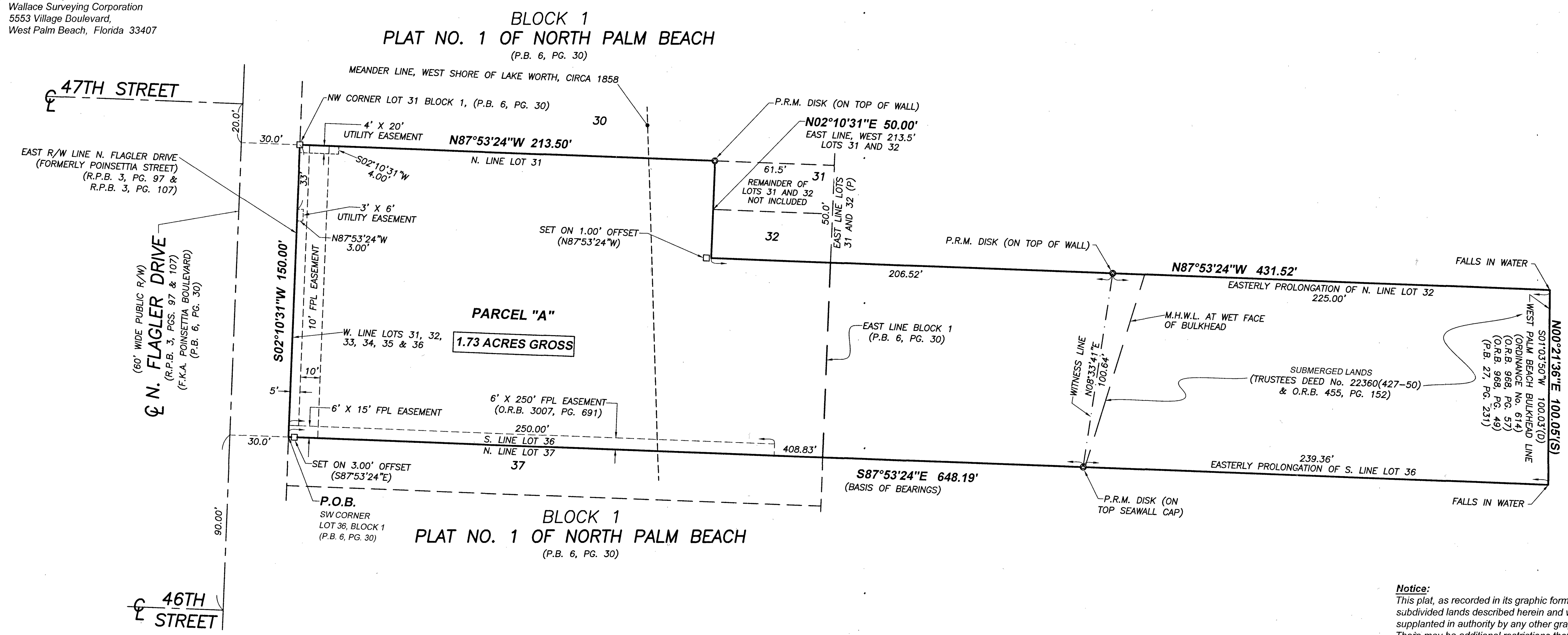


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SHEET 2 OF 2

NOTES:

1. Building setback lines shall be as required by current City of West Palm Beach Zoning regulations.
2. 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.
3. Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
4. Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.
5. The North line of Lot 37, Block 1, of the "Plat No. 1 of North Palm Beach", as recorded in Plat Book 6, Page 30, Public Records of Palm Beach County, Florida, is assumed to bear South 87°53'24" East and all other bearings are relative thereto.
6. The location of the East line of Section 4 (West line of Section 3), Township 43 South, Range 43 East was never established by original government survey nor shown on any recorded adjacent plats and thus is not shown on this plat.
7. This instrument prepared by: Robert J. Cajal in the office of
Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407



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.

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4559 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551		
FIELD:	JOB No.: 14-1529.24	F.B. PG.
OFFICE: S.W.	DATE: AUG. 2023	DWG. No.: 14-1529-3
C'K'D: C.W.	REF.: 14-1529-2.DWG	SHEET 2 OF 2