THIS INSTRUMENT WAS PREPARED BY:

JON V. NOLTING OF

CRAVEN • THOMPSON & ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 5370 STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400

N03.22'35"W

w. R/W S00°52'42"W

97-0072

CITUPLACE PLAT No.

SHEET 5 OF 6 SHEETS

197

0 20' 40' 100' 200' 10' 30' 50' 150' SCALE: 1"-40' A REPLAT OF A PORTION OF THE MAP OF THE TOWN OF WEST PALM BEACH, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 2, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 106, PALM BEACH COUNTY RECORDS, AND A REPLAT OF A PORTION OF THE PLAT OF THE ADDITION OF WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO., (INC.) AS RECORDED IN PLAT BOOK 1, PAGE 122, PALM BEACH COUNTY RECORDS, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA APRIL, 1998

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ______
THIS _____ DAY OF _____, 1998
AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____

DORTHY H. WILLIAM, CLERK OF THE CIRCUIT COURT BY

APRIL 1998

MATCHLINE SEE SHEET 3 SOUTH ROSEMARY AVENUE
190,308 SQUARE FEET A=37.42' (TOTAL)80.00'. D=122°31'29" N00° 52′ 09″E N89°07′51 "W 7.44' NOO°52'09"E 364.51 D=63°50′41″ 191.59' (NON-TANGENT) A=19.50' 27.61 N48°50′50″W - 12.00' SIDEWALK EASEMENT RADIAL N29° 36' 25"E 14.70' SIDEWALK EASEMENT 147.95' N00°52'09"E S89°07'51"E 64.08' RADIAL NO4*12'19"W 26.71 PLAZA TRACT S89°07′51″E 40.43′ TRACT 1
15,036 SQUARE FEET 24,502 SQUARE FEET ω 25' N00°52′09″E_ 25.77′ S89°07'51"E 18,165 27.45 SQUARE 147.95 N00°52'09"E CHURCH N00°52'09"E 2 N89°07'51"W 143.74 N00°52′09″E 145.98 R=167.00' R=175.00' D=17°41′46" 8.00 // S77°36'59"E (RADIAL) -D=11°30′52" A = 51.58'TRACT B A = 35.17'325,669 SQUARE FEET DEPARTMENT OF TRANSPORT,

DEPARTMENT OF TRANSPORT,

TOR STATE ROAD NO. 704.8

FOR STATE ROAD NO. 7 OF 8

FLORIDA EAST COAST RAILWAY

734.78

PLAT LIMITS

1126.87'(TOTAL)

W. R/W

S. SAPODILLA AVENUE

TRACT A-1
SHEET 3

TRACT D
S. ROSEMARY

S. ROSEMARY

SHEET 5
TRACT B

FLORIDA EAST COAST RAILWAY

KEY MAP

SURVEYORS NOTES

1. THE BEARINGS REFERENCED HEREIN ARE BASED AN A BEARING OF NORTH 00°52'49" EAST ALONG SAID EAST RIGHT-OF-WAY OF GEORGIA AVENUE (NOW KNOWN AS SOUTH SAPODILLA AVENUE) AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 704, SECTION 93280-0000, SHEETS 5, 6 AND 7 OF 8 2. DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER LB271 UNLESS NOTED OTHERWISE

3. DENOTES PERMANENT CONTROL POINT (P.C.P.)
4. R DENOTES RADIUS
5. A DENOTES ARC LENGTH

5. A DENOTES ARC LENGTH
6. D DENOTES DELTA (CENTRAL ANGLE)
7. P.B.C.R. DENOTES PALM BEACH COUNT

7. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS 8. R/W DENOTES RIGHT-OF-WAY 9. 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, WHETHER GRAPHIC OR DIGITAL THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY AND/OR COUNTY.