

" BROADWAY FIFTY "

BEING A REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 58, OF NORTH PALM BEACH PLAN NO. 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST. CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

PREPARED BY
J.HERNANDEZ AND ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION LB No. 8092
 3300 NW 112th AVE. SUITE 10, DORAL, FL 33172 - (P)305-526-0606
 FEBRUARY 2025

15

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

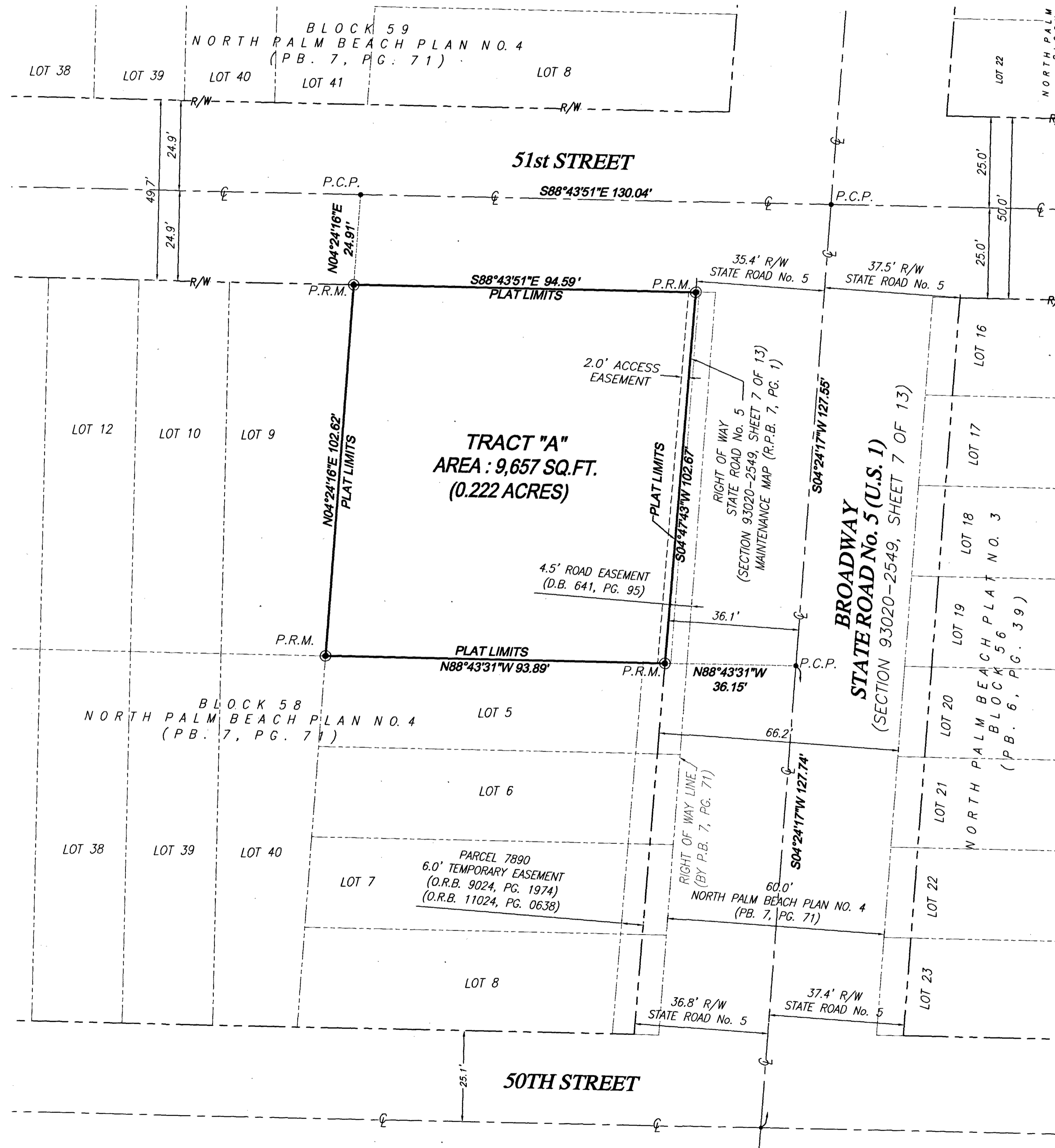
THIS PLAT WAS FILED FOR RECORD AT _____M., THIS DAY _____ OF _____, 20____, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____ THRU _____.

MICHAEL A. CARUSO
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: _____
 DEPUTY CLERK

SURVEYOR'S NOTES

- IN THOSE CASES WHERE EASEMENT OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENT SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENT SHALL HAVE THIRD PRIORITY, AND ALL THE OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S04°24'17"W ALONG THE CENTER LINE OF BROADWAY.
- ALL DISTANCES AS SHOWN HEREON ARE IN SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
- 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 PALM BEACH COUNTY.



LEGEND

- ⊕ DENOTES CENTERLINE
- R/W DENOTES RIGHT OF WAY LINE
- P.R.M. ⊙ DENOTES PERMANENT REFERENCE MONUMENT
- 3 1/4" FLAT ALUMINUM MONUMENT STAMPED LB#8092 IN CONCRETE SIDEWALK OR 18" LENGTH 5/8" IRON PIPE (UNLESS OTHERWISE NOTED)
- P.C.P. • DENOTES PERMANENT CONTROL POINT MAG NAIL AND 1 1/2" ALUMINUM SURVEY WASHER STAMPED LB#8092 IN ASPHALT SURFACE
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- P.B. DENOTES PLAT AND BOOK
- PG. DENOTES PAGE
- B.M. DENOTES VERTICAL BENCHMARK
- (D.B.) DENOTES DEED BOOK
- (C) DENOTES CALCULATED DIMENSION
- (D) DENOTES DEED DIMENSION
- L.B. DENOTES LICENSED BUSINESS
- U.E. DENOTES UTILITY EASEMENT
- O/S DENOTES OFFSET
- SQ.FT. DENOTES SQUARE FEET.

