OLD FLORIDA ON FLAGLER - REPLAT NO. 2

-S89°56'30"E

2.00'

50'

LOT 1A

335 S.F.

0.008 ACRE)

N90°00'00"W 2.01'|

(COMMON LINE

BETWEEN LOTS

1A & 2A)

LOT 2A

282 S.F.

(0.006 ACRE)

-N90°00'00"W 2.01"

(COMMON LINE BETWEEN LOTS

2A & 3A)

LOT 3A

238 S.F.

N90'00'00"W

2.01'

LOT 5F-1

BLOCK F-1

REPLAT OF GLADEPORT

(P.B. 25, PG. 187)

CORTEZ ROAD

30.04

LS 3357"

30.00

30.00'

FLACLER 18, PC. 81)

30.14

SOUTH LINE LOT 4

OLD FLORIDA ON FLAGLER

(P.B. 111, PG. 20)

30.14'

"P.R.M.—

LS 3357" |

BLOCK E-1. REPLAT OF GLADEPORT (P.B. 25, PG. 187) & SOUTH LINE LOT 53

PLAT OF TOLEDO

(P.B. 11, PG. 59)

FND CARRIAGE BOLT-

& WASHER "P.R.M. ADAIR & BRADY"

- TOLEDO -(P.B. 11, PG. 59)

S89°56'30"E

LOT 3

BLOCK E-1

REPLAT OF GLADEPORT

P.B. 25, PG. 187

BLOCK E-1

REPLAT OF GLADEPORT

LOT 1

BLOCK E-1 REPLAT OF GLADEPORT P.B. 25, PG. 187

(P.B. 25, PG. 187)

LOT 3

BLOCK F-1

REPLAT OF GLADEPORT

P.B. 25, PG. 187

10'X113.48' LANDSCAPE STRIP

BLOCK F-1

REPLAT OF GLADEPORT

(P.B. 25, PG. 187)

(O.R.B. 22363, PG. 1446)

4"x4" WITH DISK "P.R.M. LS#3357"\ (WITNESS CORNER, 5.0' 0/S NORTH)

5/8" IRON -

ROD & "WALLACE" CAP FOUND

_¢10′ U.E.

PLAT OF TS E, F, C REPLAT OF (P.B. 25

1.0' 0/S E.

(P.B. 25, PG. 187 &

☐ 10' SEWER EASEMENT

40'

(P.B. 111, PG. 20)

N90'00'00"W

(BASIS OF BEARINGS)

└30' GENERATOR AND A/C

(O.R.B. 22363, PG. 1446)

EQUIPMENT FREE AREA

P.B.111, PG. 20)

15' U.E.

LOT 1

34,554 S.F.

(0.793 ACRE)

N90°00'00"W

LOT 2

27,188 S.F. (0.624 ACRE)

N90°00'00"W

BUILDING SETBACKS

(O.R.B. 22363, PG. 1441 & O.R.B. 22363, PG. 1446)

LOT 3

21,500 S.F.

(0.494 ACRE)

LOT 5

BLOCK F-1

REPLAT OF GLADEPORT

(P.B. 25, PG. 187)

175.81

4"x4" WITH

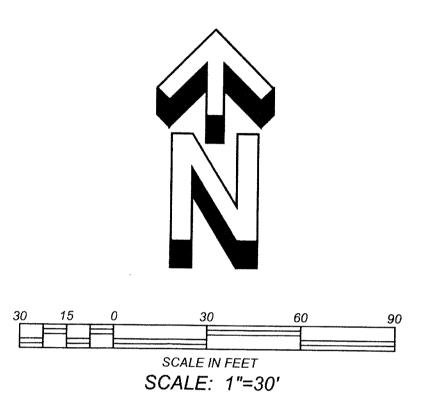
BROKEN TOP

(0.1' SOUTH)

(P.B. 25, PG. 187)

BEING A REPLAT OF LOTS 1, 1A, 2 AND 2A OF THE REPLAT OF OLD FLORIDA ON FLAGLER - REPLAT NO.1, AS RECORDED IN PLAT BOOK 117, PAGE 77, A REPLAT OF LOT 4, OLD FLORIDA ON FLAGLER AS RECORDED IN PLAT BOOK 111, PAGE 20, AND A REPLAT OF LOTS 4 AND 4E-1, BLOCK E-1, PLAT OF PART OF TRACTS E, F, G AND H OF THE REPLAT OF GLADEPORT, AS RECORDED IN PLAT BOOK 25, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, SITUATED IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2



ABBREVIATIONS AND SYMBOLS

=Denotes Found 4" x 4" Concrete Monument with disk (as noted) = Denotes Set 5/8" Iron Rod & Cap "L.B. #4569" =Denotes Set Mag Nail and Disk "P.R.M. L.B. #4569" =Denotes Found Nail and Disk (as noted) =Denotes Found Carriage Bolt and Washer "ADAIR & BRADY" =Centerline 7. FND. =Found =Plat Book =Permanent Reference Monument =Square Feet 14. (P) 15. (C) =Calculated 16. W.C. =Witness Corner 17. L.B., LB =Licensed Business 18. L.S., LS = Licensed Surveyor 19. P.R.M. = Permanent Reference Monument 20. O.R.B = Official Records Book 21. N.T.S. =Not To Scale

NOTES:

- 1. All distances are ground and based on the U.S. survey foot. Bearings shown hereon are based on the South line of Lot 4, OLD FLORIDA ON FLAGLER, Plat Book 111, Page 20, which is assumed to bear North 90°00'00" West and all other bearings are relative thereto.
- 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 required for such encroachments.
- 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.

SURVEYOR & MAPPER'S CERTIFICATE

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) and Monuments according to Sec. 177.091 (9), F.S., have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

Dated this 16th day of December

Robert J. Cajal Professional Surveyor and Mapper Florida Certificate No. 6266 Wallace Surveying Corporation

SURVEYOR'S SEAL This instrument prepared by: Natasa Ilic Wallace Surveying Corporation 5553 Village Boulevard West Palm Beach, FL 33407 Tel: 561/640-4551

OLD FLORIDA ON FLAGLER REPLAT NO. 2

WALLACE	CORP. LICENSED BUSINESS #4566
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-45	

(301)0404031		
FIELD:	JOB NO.: 06-1027.26	F.B.WP106 PG. 19
OFFICE: N.I.	DATE: AUG. 2014	DWG. NO.06-1027-9
C'K'D: R.C.	REF: 06-1027-2.DWG	SHEET 2 OF 2