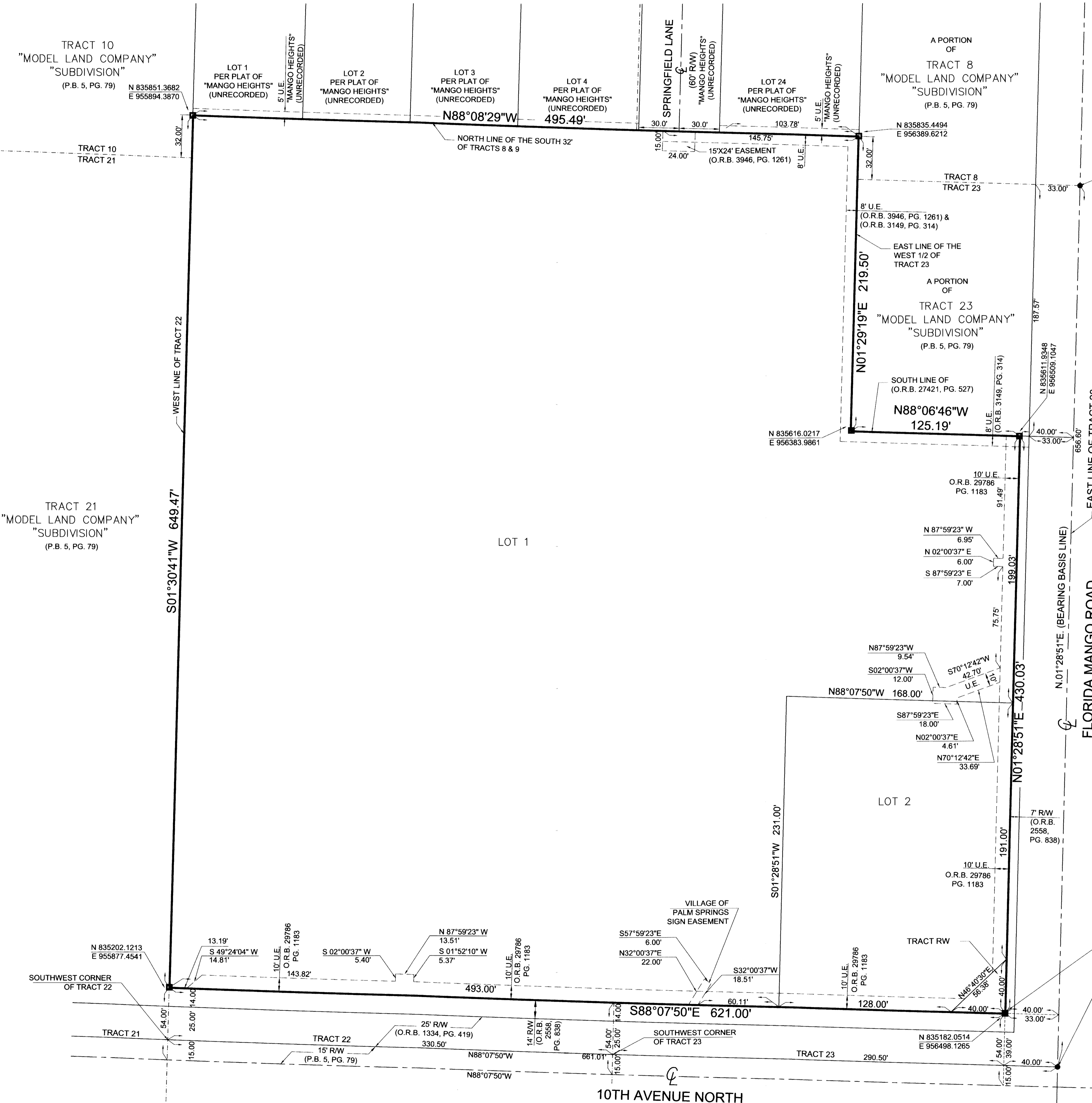
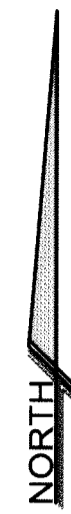


TENTH AVENUE PLAT

A REPLAT OF A PORTION OF TRACTS 8, 9, 22 AND 23, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

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LEGEND:

■	= SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT STAMPED "M.L.S., L.B.#6838"
(D)	= DEED
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
EASE.	= EASEMENT
FD.	= FOUND
L	= ARC LENGTH
(M)	= MEASURED
O.R.B.	= OFFICIAL RECORD BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
P.C.N.	= PROPERTY CONTROL NUMBER
P.O.B.	= POINT OF BEGINNING
P.R.M.	= PERMANENT REFERENCE MONUMENT
R	= RADIUS
R/W	= RIGHT OF WAY
U.E.	= UTILITY EASEMENT
SEC. 8-44-43	= SECTION 8, TOWNSHIP 44 S, RANGE 43 E.
∠	= CENTRAL ANGLE
⊙	= CENTERLINE

- SURVEYOR'S NOTES**
- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF FLORIDA MANGO ROAD, SAID LINE BEING MONUMENTED AND HAVING AN ASSUMED BEARING OF N 01°28'51"E. ROTATE PLAT BEARINGS 00°10'10" COUNTER CLOCKWISE TO GRID BEARINGS.
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN. GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR. SCALE FACTOR = 1.000044179219
 - COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
 - THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
 - 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.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

P.O.B.
SOUTHEAST CORNER
OF TRACT 23

P.O.C.
SOUTHWEST CORNER
OF TRACT 23
FOUND RAILROAD SPIKE

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034
IN THE OFFICE OF MILLER LAND SURVEYING (L.B. NO. 6838) 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: 1" = 40'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: millersurveying@aol.com	REFERENCES: NA
DRAWN BY: PICARD		PREV. JOB NO'S.
FIELD WK: M.M./B.M.		JOB NO. Y180134
DATE: 03/08/2018		L - 1663 - PLAT

SHEET 2 OF 2