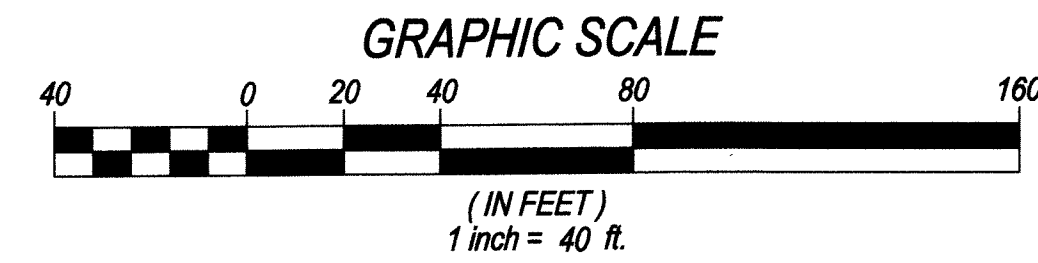


TENTH AVENUE REPLAT

A REPLAT OF LOT 1, TENTH AVENUE PLAT
 PLAT BOOK 126, PAGES 82 AND 83,
 PALM BEACH COUNTY, FLORIDA.
 LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
 SITUATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

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LEGEND & ABBREVIATIONS:

P.R.M. = PERMANENT REFERENCE MONUMENT
 L.B. = LICENSED BUSINESS
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 PGS. = PAGES
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 R/W = RIGHT OF WAY

■ = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
 4" X 4" CONCRETE MONUMENT, STAMPED P.R.M. L.B. 8241
 □ = FOUND P.R.M. 4" X 4" CONCRETE MONUMENT (L.B. 6838)
 ● = SET 5/8" IRON ROAD & CAP, STAMPED L.B. 8241

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°01'03" 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 PROPERTIES 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 CRAIG D. WATSON, P.S.M. 5647 IN THE OFFICE OF WATSON | KILLANE SURVEYING AND MAPPING, INC. 2240 NORTHEAST DIXIE HIGHWAY, JENSEN BEACH, FLORIDA. 34957

SHEET 2 OF 2

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