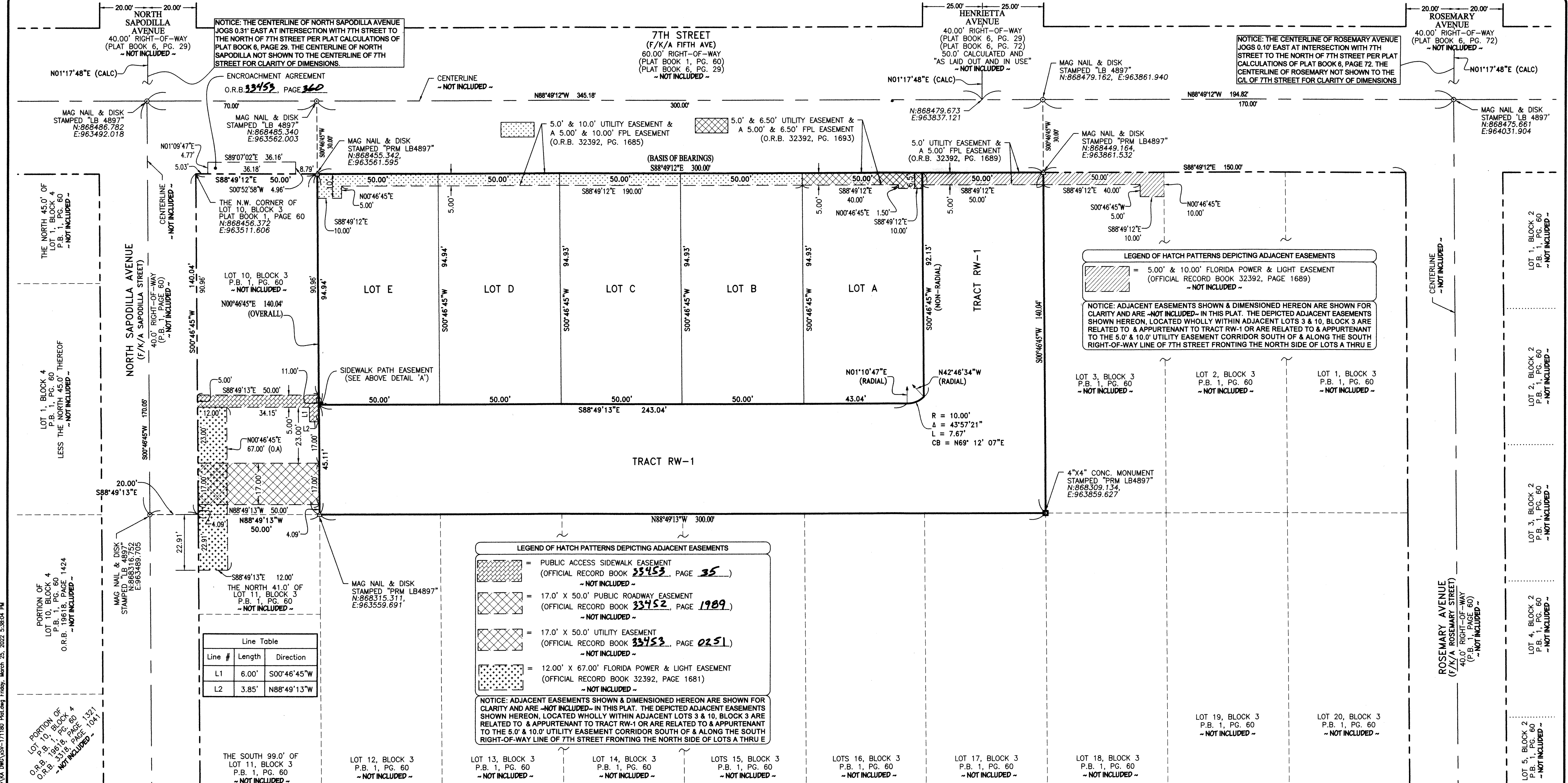
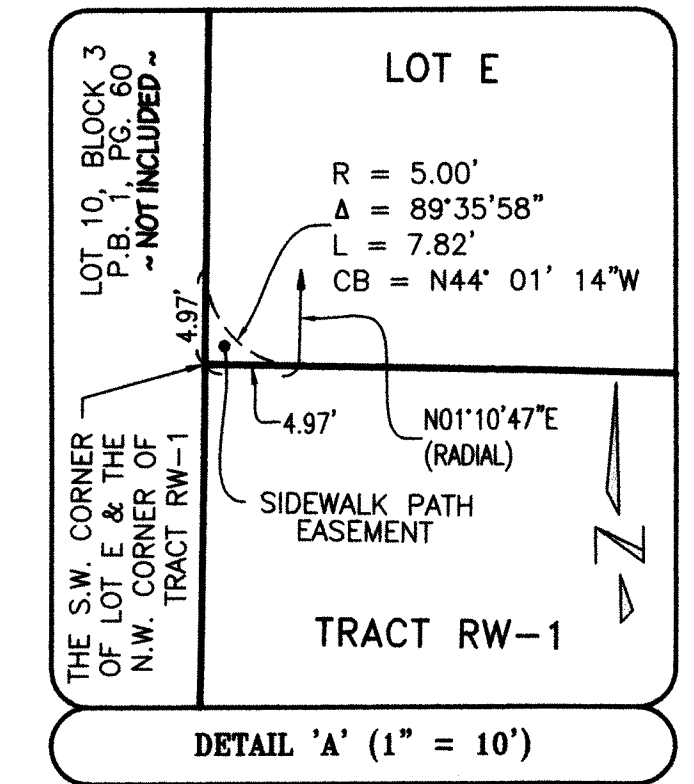
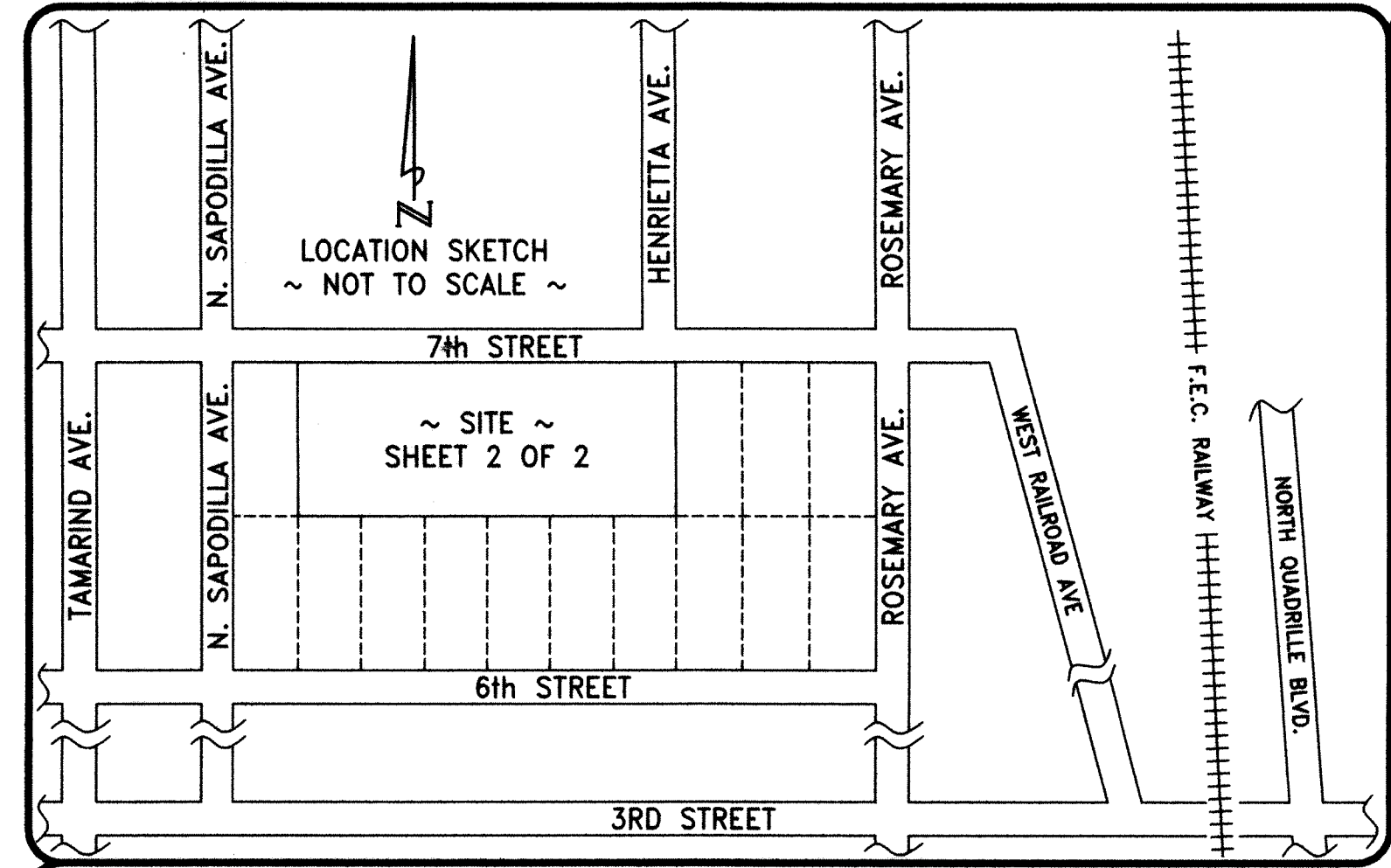
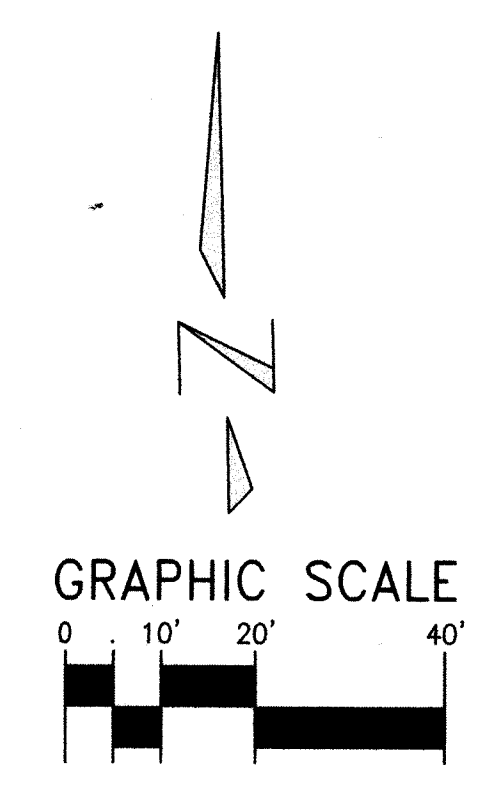


# STYX PROMENADE

BEING A PORTION OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO BEING A REPLAT OF LOTS 4, 5, 6, 7, 8 & 9, BLOCK 3, W.S. CLOWS ADDITION TO THE TOWN OF WEST PALM BEACH, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. SHEET 2 OF 2

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS DAY OF \_\_\_\_\_, 2022 AND DULY RECORDED IN PLAT NO. \_\_\_\_\_ ON PAGES \_\_\_\_\_ THRU \_\_\_\_\_  
 JOSEPH ABRUZZO  
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
 BY \_\_\_\_\_ D.C.



**LEGEND OF HATCH PATTERNS DEPICTING ADJACENT EASEMENTS**

5.00' & 10.00' FLORIDA POWER & LIGHT EASEMENT (OFFICIAL RECORD BOOK 32392, PAGE 1689) - NOT INCLUDED -

NOTICE: ADJACENT EASEMENTS SHOWN & DIMENSIONED HEREON ARE SHOWN FOR CLARITY AND ARE -NOT INCLUDED- IN THIS PLAT. THE DEPICTED ADJACENT EASEMENTS SHOWN HEREON, LOCATED WHOLLY WITHIN ADJACENT LOTS 3 & 10, BLOCK 3 ARE RELATED TO & APPURTENANT TO TRACT RW-1 OR ARE RELATED TO & APPURTENANT TO THE 5.0' & 10.0' UTILITY EASEMENT CORRIDOR SOUTH OF & ALONG THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET FRONTING THE NORTH SIDE OF LOTS A THRU E

**LEGEND OF HATCH PATTERNS DEPICTING ADJACENT EASEMENTS**

- PUBLIC ACCESS SIDEWALK EASEMENT (OFFICIAL RECORD BOOK 33453, PAGE 35) - NOT INCLUDED -
- 17.0' X 50.0' PUBLIC ROADWAY EASEMENT (OFFICIAL RECORD BOOK 33452, PAGE 1989) - NOT INCLUDED -
- 17.0' X 50.0' UTILITY EASEMENT (OFFICIAL RECORD BOOK 33453, PAGE 2251) - NOT INCLUDED -
- 12.00' X 67.00' FLORIDA POWER & LIGHT EASEMENT (OFFICIAL RECORD BOOK 32392, PAGE 1681) - NOT INCLUDED -

NOTICE: ADJACENT EASEMENTS SHOWN & DIMENSIONED HEREON ARE SHOWN FOR CLARITY AND ARE -NOT INCLUDED- IN THIS PLAT. THE DEPICTED ADJACENT EASEMENTS SHOWN HEREON, LOCATED WHOLLY WITHIN ADJACENT LOTS 3 & 10, BLOCK 3 ARE RELATED TO & APPURTENANT TO TRACT RW-1 OR ARE RELATED TO & APPURTENANT TO THE 5.0' & 10.0' UTILITY EASEMENT CORRIDOR SOUTH OF & ALONG THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET FRONTING THE NORTH SIDE OF LOTS A THRU E

Line Table

Line #	Length	Direction
L1	6.00'	S00°46'45"W
L2	3.85'	N88°49'13"W

**LEGEND OF SYMBOLS:**

- 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
- MAG NAIL & DISK STAMPED "P.C.P. LB 4897" OR AS NOTED.

**PROPERTY CONTROL ABBREVIATIONS**

- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- M.N.D. = MAG NAIL & DISK

**LEGEND OF ABBREVIATIONS:**

ARITHMETIC / ANNOTATION ABBREVIATIONS

- ° = DEGREES
- ' = MINUTES
- " = SECONDS
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- RAD. = RADIAL
- N.R. = NON-RADIAL
- T. = TANGENT
- N.T. = NON-TANGENT
- C/L = CENTERLINE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORD BOOK

**LEGEND OF ABBREVIATIONS:**

PROPERTY CONTROL ABBREVIATIONS

- PG. = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

**EASEMENT / MISCELLANEOUS ABBREVIATIONS**

- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- S.L.E. = SANITARY SEWER LINE EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- L.W.D.O. = LAKE WORTH DRAINAGE DISTRICT

**KESHAVARZ & ASSOCIATES**  
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 West Palm Beach, Florida 33401  
 Tel: (561) 689-8600 Fax: (561) 689-7476

THIS INSTRUMENT WAS PREPARED BY SCOTT E. FRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE	CHECKED	PROJECT No.	SHEET No.
02/16/2022	SFB	17-1180	2 OF 2

SCALE 1" = 20'  
 DRAWN SFB APPROVED SFB  
 DWG No: D17-1180P

P:\17-1180 WPB Styx Alley\KA DWG\17-1180 Plat.dwg Friday, March 25, 2022 5:38:04 PM  
 P:\17-1180 WPB Styx Alley\KA DWG\17-1180 Plat.dwg Thursday, March 24, 2022 2:23:24 PM