



SURVEYOR'S NOTES:

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE WEST LINE OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST. SAID LINE BEARS NORTH 01°06'51" EAST.
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. THE FOLLOWING INSTRUMENTS COULD NOT BE PLOTTED DUE TO INSUFFICIENT INFORMATION PROVIDED IN THE RECORDED INSTRUMENT:
 - EASEMENT AGREEMENT RECORDED IN O.R. BOOK 6137, PAGE 1162
 - ORDINANCE NO. 614, RECORDED IN O.R. BOOK 107, PAGE 171
 - PROMENADE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 32068, PAGE 50
 - TEMPORARY CONSTRUCTION ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 28860, PAGE 1401
 - ACCESS, UTILITY, PARKING AND DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 32068, PAGE 71
 - TEMPORARY CONSTRUCTION AND PERMANENT ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 32283, PAGE 1
 - PARKING AND ACCESS EASEMENT RECORDED IN O.R. BOOK 32283, PAGE 24

ACREAGE TABLE	
Parcel 1	3.17± Acres
Parcel 2	10.82± Acres
TOTAL ACREAGE:	13.99± Acres

SAFE HARBOR RYBOVICH

A REPLAT OF RYBOVICH PLAT PARCELS 1 AND 3, AND A PORTION OF PARCEL 2

A PARCEL OF LAND IN SECTIONS 3, 4 AND 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 3, 4 AND 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SECTION 3, TOWNSHIP 43 SOUTH, RANGE 43 EAST. THENCE NORTH 01°06'51"EAST ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 40TH STREET AS SHOWN ON THE RIGHT-OF-WAY MAP FOR NORTH DIXIE HIGHWAY (FORMERLY POINSETTIA STREET, NOW NORTH FLAGLER DRIVE) AS RECORDED IN ROAD BOOK 3, PAGE 97, AND THE WEST LINE OF RYBOVICH PLAT, AS RECORDED IN PLAT BOOK 108, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**.

THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH FLAGLER DRIVE AND THE WEST LINE OF SAID RYBOVICH PLAT THE FOLLOWING 7 COURSES:

- 1) NORTH 87°55'00" WEST, A DISTANCE OF 24.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET; THE CHORD OF WHICH BEARS NORTH 24°31'23" WEST, A DISTANCE OF 15.28 FEET;
- 2) ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'06", A DISTANCE OF 15.28 FEET;
- 3) NORTH 20°50'24" WEST, A DISTANCE OF 104.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 575.61 FEET; THE CHORD OF WHICH BEARS NORTH 09°19'59" WEST, A DISTANCE OF 229.65 FEET;
- 4) ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°00'50", A DISTANCE OF 231.21 FEET;
- 5) NORTH 01°46'47" EAST, A DISTANCE OF 110.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1129.50 FEET; THE CHORD OF WHICH BEARS NORTH 04°24'13" EAST, A DISTANCE OF 87.12 FEET;
- 6) ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°25'14", A DISTANCE OF 87.14 FEET;
- 7) NORTH 02°11'36" EAST, A DISTANCE OF 37.90 FEET;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH FLAGLER DRIVE AND THE WEST LINE OF SAID RYBOVICH PLAT, AND ALONG THE NORTH LINE OF SAID RYBOVICH PLAT AND EASTERLY EXTENSION THEREOF, SOUTH 87°56'00" EAST, A DISTANCE OF 504.27 FEET;

THENCE SOUTH 01°45'57" WEST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 87°56'00" EAST, A DISTANCE OF 1.47 FEET;
THENCE SOUTH 02°28'50" WEST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 87°56'00" WEST, A DISTANCE OF 0.28 FEET;
THENCE SOUTH 01°45'57" WEST, A DISTANCE OF 1.17 FEET;
THENCE NORTH 87°50'35" WEST, A DISTANCE OF 62.40 FEET;
THENCE SOUTH 00°02'00" EAST, A DISTANCE OF 50.64 FEET;
THENCE SOUTH 89°37'00" WEST, A DISTANCE OF 35.72 FEET;
THENCE SOUTH 01°44'58" WEST, A DISTANCE OF 173.26 FEET;
THENCE SOUTH 88°23'45" EAST, A DISTANCE OF 437.60 FEET;
THENCE SOUTH 04°04'00" EAST, A DISTANCE OF 150.49 FEET;
THENCE NORTH 88°02'37" WEST, A DISTANCE OF 314.57 FEET;
THENCE SOUTH 02°49'21" WEST, A DISTANCE OF 36.25 FEET;
THENCE SOUTH 89°49'42" WEST, A DISTANCE OF 31.42 FEET;
THENCE SOUTH 01°46'45" WEST, A DISTANCE OF 49.32 FEET;
THENCE SOUTH 89°07'28" EAST, A DISTANCE OF 32.67 FEET;
THENCE SOUTH 00°13'54" EAST, A DISTANCE OF 112.90 FEET;
THENCE NORTH 87°17'32" WEST, A DISTANCE OF 38.95 FEET;
THENCE SOUTH 01°48'14" WEST, A DISTANCE OF 1.36 FEET;
THENCE NORTH 88°31'04" WEST, A DISTANCE OF 56.40 FEET;
THENCE SOUTH 01°35'23" WEST, A DISTANCE OF 49.64 FEET;
THENCE SOUTH 00°15'03" EAST, A DISTANCE OF 14.69 FEET;
THENCE SOUTH 88°49'17" EAST, A DISTANCE OF 2.57 FEET;
THENCE SOUTH 01°59'11" WEST, A DISTANCE OF 20.50 FEET;
THENCE SOUTH 87°58'52" EAST, A DISTANCE OF 398.00 FEET;
THENCE SOUTH 00°08'06" EAST, A DISTANCE OF 131.63 FEET;
THENCE SOUTH 15°33'30" EAST, A DISTANCE OF 137.97 FEET TO THE SOUTHEAST CORNER OF SAID RYBOVICH PLAT;

THENCE, ALONG THE SOUTH LINE OF SAID RYBOVICH PLAT NORTH 88°02'45" WEST, A DISTANCE OF 754.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTH FLAGLER DRIVE AND WEST LINE OF SAID RYBOVICH PLAT;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH FLAGLER DRIVE AND THE WEST LINE OF SAID RYBOVICH PLAT, THE FOLLOWING 4 COURSES:

- 1) NORTH 01°06'51" EAST, A DISTANCE OF 493.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 83.85 FEET; THE CHORD OF WHICH BEARS NORTH 20°27'05" WEST, A DISTANCE OF 61.64 FEET;
- 2) ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°07'51", A DISTANCE OF 63.12 FEET;
- 3) NORTH 02°05'00" EAST, A DISTANCE OF 2.04 FEET;
- 4) NORTH 87°55'00" WEST, A DISTANCE OF 7.17 FEET TO THE **POINT OF BEGINNING**.

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STATE OF FLORIDA

COUNTY OF PALM BEACH

This plat was filed for record at _____ M, this _____ day of _____, 2025 and duly recorded in Plat Book No. _____, on Pages _____ to _____.

Michael A. Caruso, Clerk & Comptroller

By: _____

GCM JOB NO. 22-1059-01



PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

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