

BETHANY ESTATES

BEING A REPLAT OF A PART OF THE NORTH HALF OF TRACT 25
OF THE PLAT OF HAVERHILL RIDING ESTATES IN PLAT BOOK 20, PAGE 98
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2

198

STATE OF FLORIDA
COUNTY OF PALM BEACH

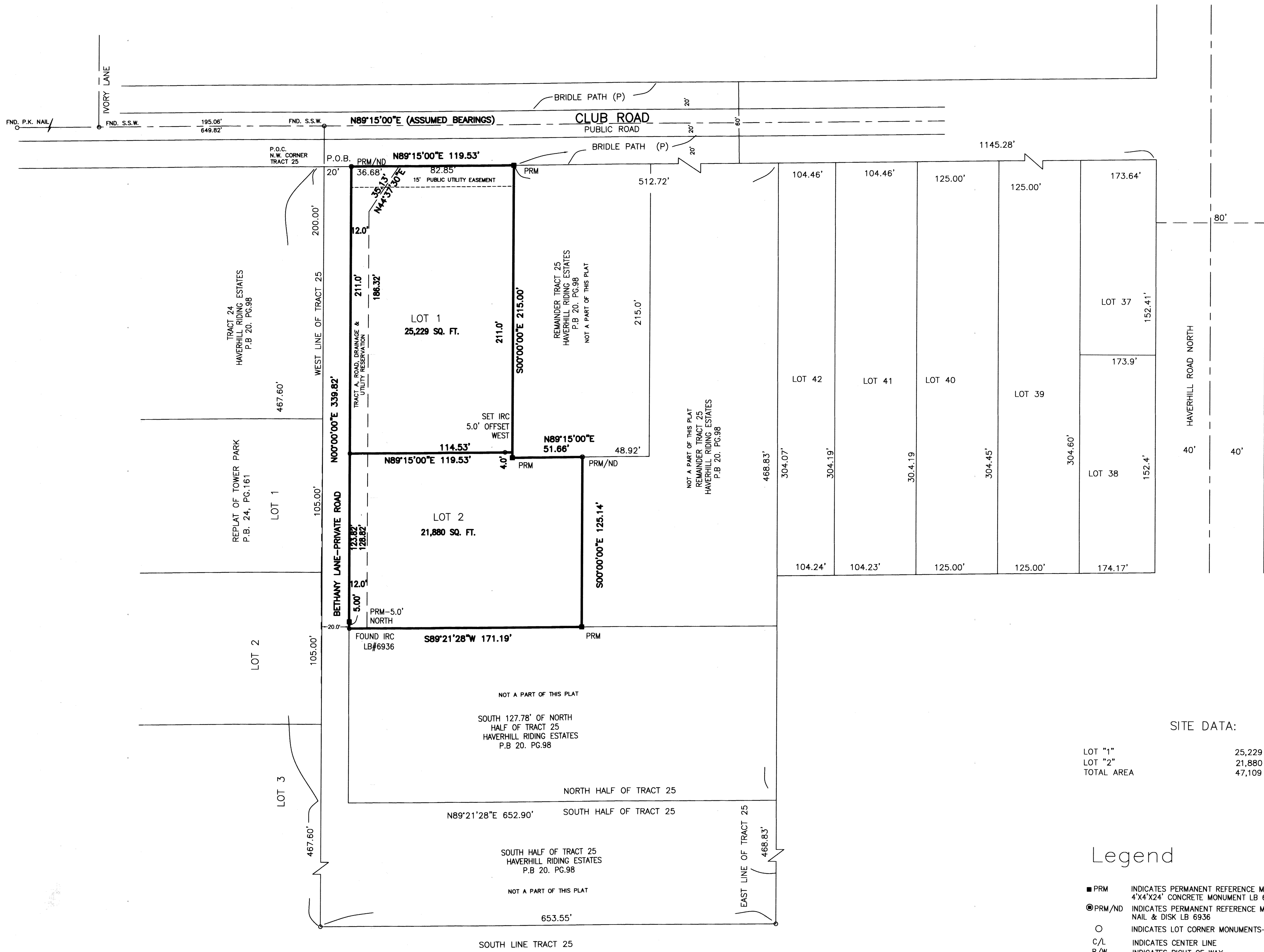
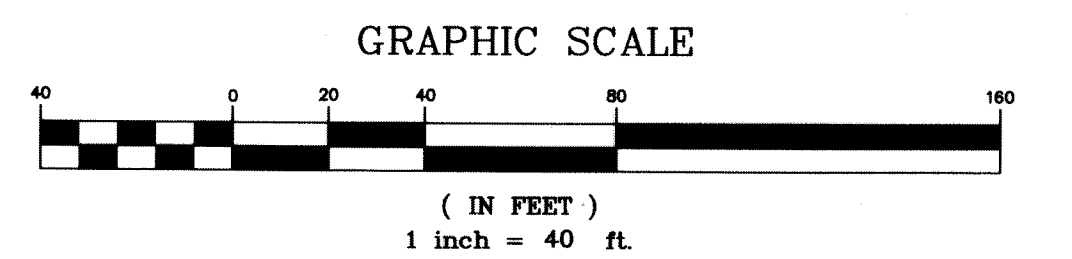
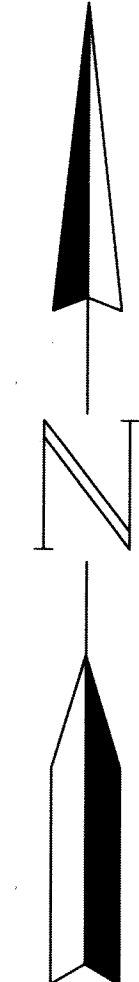
THIS PLAT WAS FILED FOR
RECORD AT _____
THIS _____ DAY OF _____
2017, AD AND DULY RECORDED

IN PLAT BOOK _____

AT PAGE _____

SHARON R. BOCK
CLERK AND COMPTROLLER

By: _____
DEPUTY CLERK



SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE ASSUMED, BASED UPON THE NORTH LINE OF TRACT 25 OF HAVERHILL RIDING ESTATES, WHICH BEARS N 89°15'00"E..
2. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS 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, FLORIDA.
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT OR TRACT "A" WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. 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.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS OF THE TOWN OF HAVERHILL, FLORIDA.

SITE DATA:

LOT "1"	25,229 SQ. FT
LOT "2"	21,880 SQ. FT
TOTAL AREA	47,109 SQ. FT

Legend

- PRM INDICATES PERMANENT REFERENCE MONUMENT
4"X4"X24" CONCRETE MONUMENT LB 6936
- PRM/ND INDICATES PERMANENT REFERENCE MONUMENT
NAIL & DISK LB 6936
- INDICATES LOT CORNER MONUMENTS- 1/2" IRON ROD & CAP LB 6936
- C/L INDICATES CENTER LINE
- R/W INDICATES RIGHT OF WAY
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- O.R.B. INDICATES OFFICIAL RECORD BOOK
- P.B.CO. INDICATES PALM BEACH COUNTY
- D.B. INDICATES DEED BOOK
- LB. INDICATES LICENSED BUSINESS
- S.S.W. INDICATES SHIP SPIKE & WASHER
- P.K. INDICATES PARKER-KALON NAIL
- P.O.B. INDICATES POINT OF BEGINNING

THIS INSTRUMENT PREPARED BY RICHARD N. DEAN, P.S.M. #4406
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936
4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409

Dean Surveying & Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel: (561) 825-8748 Fax: (561) 828-4558

FIELD:	DATE: 11-2016
DRAWN: S.K.	SCALE: 1"=40'
SHEET: 2 of 2	JOB No.: 016-716