PLAT BOOK 195 PAGE

SHEET 3 OF 6 SHEETS

CITYPLACE PLAT NO.1

A REPLAT OF A PORTION OF THE MAP OF THE TOWN OF WEST PALM BEACH, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 2, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH - PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 106, PALM BEACH COUNTY RECORDS, AND A REPLAT OF A PORTION OF THE PLAT OF THE ADDITION OF WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO., (INC.) AS RECORDED IN PLAT BOOK 1, PAGE 122, PALM BEACH COUNTY RECORDS, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
APRIL, 1998

THIS INSTRUMENT WAS PREPARED BY:
JON V. NOLTING OF
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400
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APRIL 1998 97-0072

0 20' 40' 100' 200'
10' 30' 50' 150'
SCALE: 1"=40'

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ____ THIS ____ DAY OF ____, 1998 AND DULY RECORDED IN PLAT BOOK NO. ____ ON PAGE ____

DORTHY H. WILLIAM,
CLERK OF THE CIRCUIT COURT
BY _____

HIGHLAND PARK ADDITION
PLAT BOOK 1, PAGE 122
P.B.C.R.

POINT OF BEGINNING
INTERSECTION OF THE E. R/W OF SOUTH SAPODILLA AVENUE AND THE N. R/W OF OKEECHOBEE BOULEVARD

BLOCK 76 BLOCK 75

SOUTH SAPODILLA AVENUE

N89°07'21"W 16.46'
N45°05'38"W 60.40'
SET NAIL WITH PRM #LB271 TAB IN CONCRETE WALK
SET WITNESS PRM 4.00 FEET EAST

E. R/W N00°52'49"E 1673.81'(TOTAL) PLAT LIMITS
798.51'

OKEECHOBEE BLVD
RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 704, SECTION 93280-0000, SHEETS 5, 6 AND 7 OF 8

PLAT LIMITS S88°56'04"W 245.61'

N. R/W

D=00°16'48" A=10.93'
D=01°03'15" A=41.15'
32.52' N28°48'16"W
R=2236.83' D=03°10'53" A=124.20'
D=01°50'50" A=72.12'
RADIAL S04°14'49"E
S00°52'09"W 20.93'
56.69' S43°18'40"W
22.56'
N89°07'51"W (TOTAL) 80.00'

TRACT A-1
263,122 SQUARE FEET

TRACT A
141,658 SQUARE FEET

N00°52'09"E 832.11'
25' ACCESS, DRAINAGE & UTILITY EASEMENT
25.00' @ 90°
173.84' @ 90°
16.90' SIDEWALK EASEMENT
45.05'
13.90' SIDEWALK EASEMENT
N00°52'09"E 762.27'
25'
N00°52'09"E 787.30'

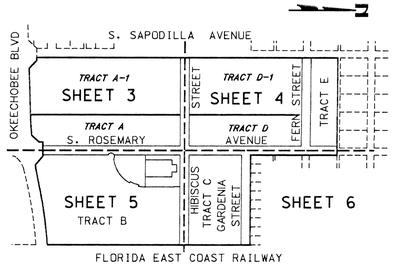
SOUTH ROSEMARY AVENUE
190,308 SQUARE FEET

1.40' SIDEWALK EASEMENT
32.63'
25'
N89°11'06"W 316.14'
7.40' SIDEWALK EASEMENT
514.98'
N89°11'06"W 489.99'
173.84'
190,308 SQUARE FEET
HIBISCUS STREET
16.20' SIDEWALK EASEMENT
30.00'

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

KEY MAP



SURVEYORS NOTES

1. THE BEARINGS REFERENCED HEREIN ARE BASED AN A BEARING OF NORTH 00°52'49" EAST ALONG SAID EAST RIGHT-OF-WAY OF GEORGIA AVENUE (NOW KNOWN AS SOUTH SAPODILLA AVENUE) AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 704, SECTION 93280-0000, SHEETS 5, 6 AND 7 OF 8
2. ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER LB271 UNLESS NOTED OTHERWISE
3. ● DENOTES PERMANENT CONTROL POINT (P.C.P.)
4. R DENOTES RADIUS
5. A DENOTES ARC LENGTH
6. D DENOTES DELTA (CENTRAL ANGLE)
7. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
8. R/W DENOTES RIGHT-OF-WAY
9. 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, WHETHER GRAPHIC OR DIGITAL THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY AND/OR COUNTY.

SUBDIVISION CityPlace Plat 1
BOOK 83 PAGE 195
FLOOD ZONE — FLOOD MAP # —
QUAD # — ZONING —
SEC — ZIP CODE —
TAZ — 197
PUD NAME City of West Palm Beach

FILE: g:\1997\970072\platsht.dgn
DATE: 21-Oct-98 13:12