

THIS INSTRUMENT PREPARED BY
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NOVEMBER - 2014

ALTON NEIGHBORHOOD 1

BEING A REPLAT OF TRACT "C-1", ALTON PCD,
AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF S01°17'32"W ALONG THE EAST LINE OF TRACT "C-1", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL INSTRUMENTS SHOWN ON THE PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

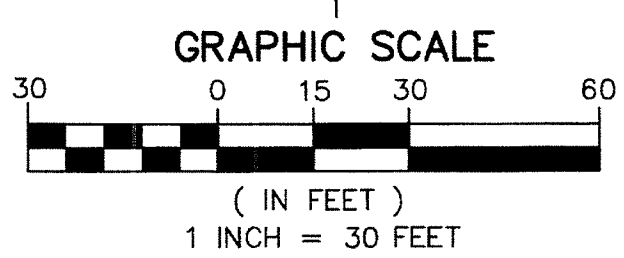
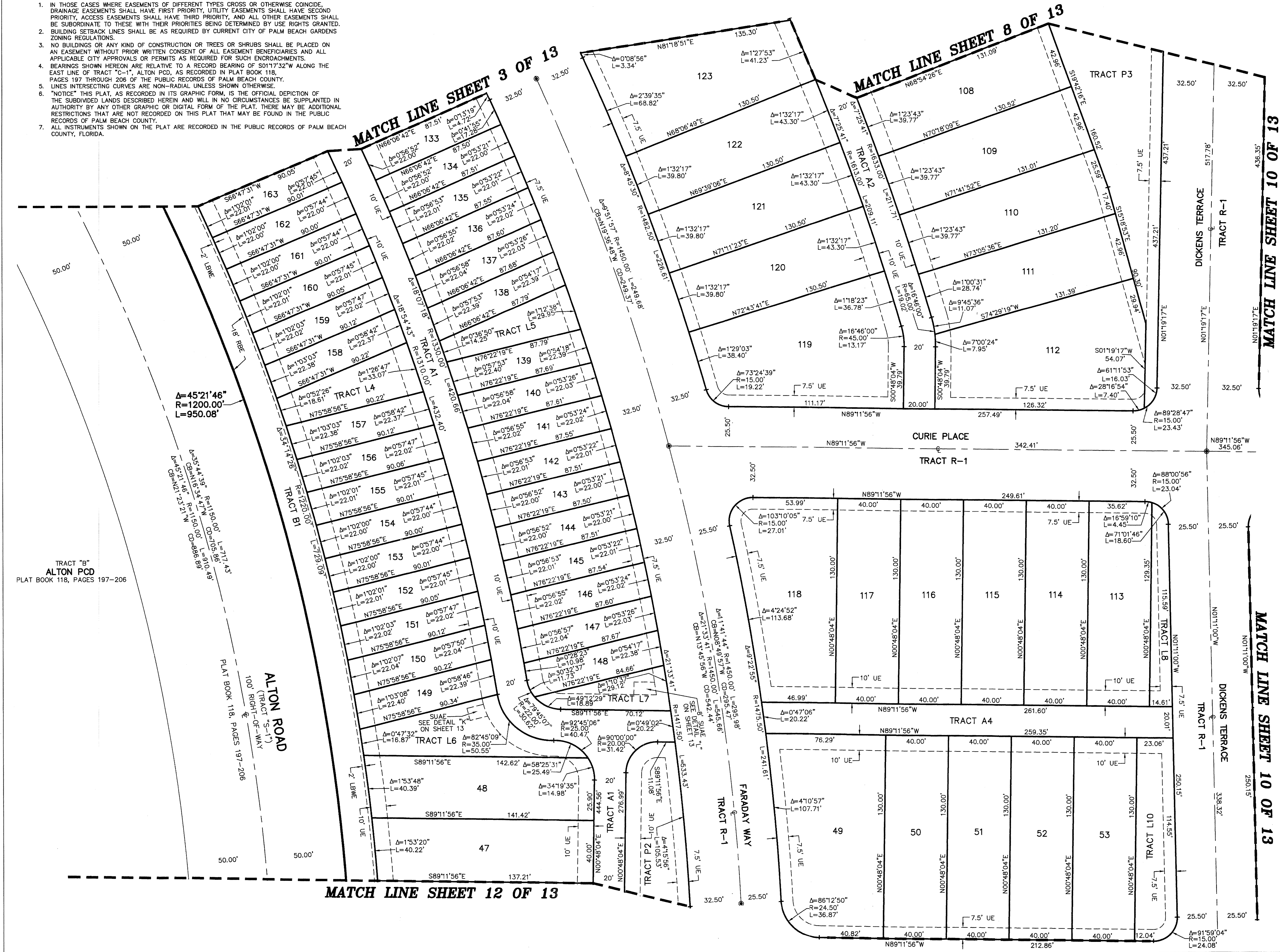
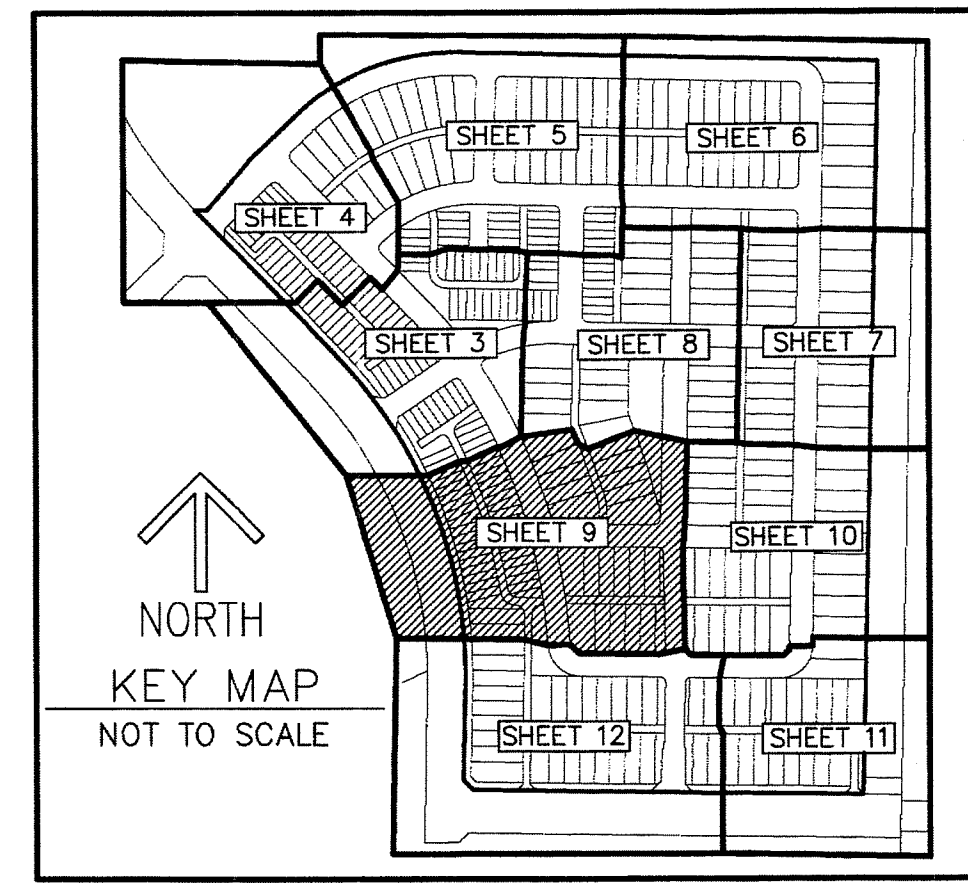
59

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 9 OF 13



- ### LEGEND/ABBREVIATIONS
- CL - CENTERLINE
 - DA - DELTA (CENTRAL ANGLE)
 - FSE - FIRE SAFETY EASEMENT
 - GB - CHORD BEARING
 - CD - CHORD DISTANCE
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LSWB - LANDSCAPE BUFFER WALL EASEMENT
 - NPBCID - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 - O.R.B. - OFFICIAL RECORD BOOK
 - R - RADIUS
 - (RAD) - INDICATES RADIAL LINE
 - RBE - ROADWAY BUFFER EASEMENT
 - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
 - PCP - DENOTES PERMANENT CONTROL POINT
 - NAIL AND METAL DISK STAMPED "PCP LB3591"

TRACT "B"
ALTON PCD
PLAT BOOK 118, PAGES 197-206

ALTON ROAD
TRACT "S-1"
100' RIGHT-OF-WAY
PLAT BOOK 118, PAGES 197-206

MATCH LINE SHEET 12 OF 13

MATCH LINE SHEET 10 OF 13