

# PALM SPRINGS ADDITION FIRST REPLAT

A REPLAT OF LOT A, PALM SPRINGS ADDITION, AS RECORDED IN PLAT BOOK 82,  
PAGES 74 & 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

JUNE, 2016



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN FILED FOR

RECORD AT \_\_\_\_\_ M.,

THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2016,

AND DULY RECORDED IN PLAT

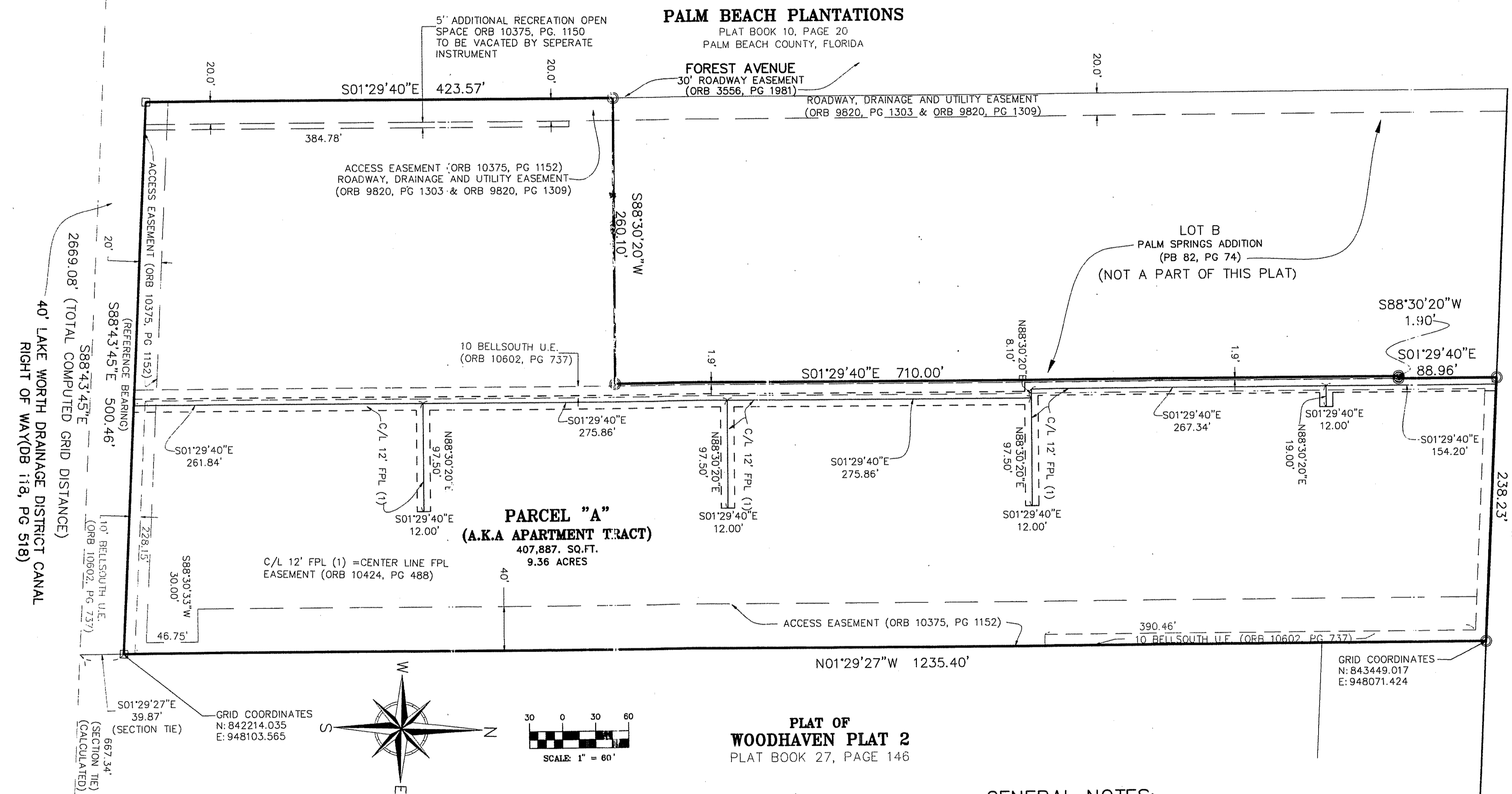
BOOK NO. \_\_\_\_\_

ON PAGES \_\_\_\_\_ THRU \_\_\_\_\_

SHARON R. BOCK,  
CLERK & COMPTROLLER  
PALM BEACH COUNTY

BY: \_\_\_\_\_ D.C.

CERTIFIED CORNER RECORD  
C.C.R. NO: 21334 & 53344  
NORTH QUARTER CORNER OF SECTION 13  
FOUND PALM BEACH COUNTY BRASS DISK  
IN CONCRETE MONUMENT  
SECTION 13, TOWNSHIP 44S, RANGE 42E  
GRID COORDINATES:  
Northing : 842218.56', Easting : 946103.35'



40' LAKE WORTH DRAINAGE DISTRICT CANAL  
RIGHT OF WAY (DB 118, PG 518)

FOREST HILL BOULEVARD  
(R.P.B. 5, PG 192)

### LEGEND OF SYMBOLS & ABBREVIATIONS

- INDICATES NO. 5 IRON ROD AND CAP
- STAMPED "PRM BL LB 6852"
- INDICATES NAIL AND DISK STAMPED "PCP BL LB 6852"
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB6852 PRM"
- A.K.A. INDICATES ALSO KNOWN AS
- C.C.R. INDICATES CERTIFIED CORNER RECORD
- D.E. INDICATES DRAINAGE EASEMENT
- E INDICATES EAST
- LWDD INDICATES LAKEWORTH DRAINAGE DISTRICT
- U.E. INDICATES UTILITY EASEMENT
- LB INDICATES LICENSED BUSINESS
- N INDICATES NORTH
- NW INDICATES NORTHWEST
- ORB INDICATES OFFICIAL RECORDS BOOK
- PB INDICATES PLAT BOOK
- P.B.C.R.B. INDICATES PALM BEACH COUNTY ROAD BOOK
- PG INDICATES PAGE
- PCP INDICATES PERMANENT CONTROL POINT
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- RNG. INDICATES RANGE
- R.P.B. INDICATES ROAD PLAT BOOK
- R/W INDICATES RIGHT OF WAY
- S INDICATES SOUTH
- S.E. INDICATES SECTION
- SW INDICATES SOUTHWEST
- SQ.FT. INDICATES SQUARE FEET
- TWP. INDICATES TOWNSHIP
- U.E. INDICATES UTILITY EASEMENT
- W INDICATES WEST

FOREST LAKES  
PLAT BOOK 37, PAGES 125 & 126  
PALM BEACH COUNTY, FLORIDA

PLAT OF  
WOODHAVEN PLAT 2  
PLAT BOOK 27, PAGE 146

### GENERAL NOTES:

- A. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983/1990 ADJUSTED, FLORIDA EAST ZONE, US SURVEY FEET, REFERENCE A BEARING OF S88°43'45"E ALONG THE SOUTH LINE OF PARCEL "A" AS SHOWN ON THIS PLAT.
- B. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. GROUND DISTANCES MULTIPLIED BY THE SCALE FACTOR OF 1.0000381 EQUALS GRID DISTANCE.
- C. 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- D. NO BUILDINGS; OR ANY KIND OF CONSTRUCTION; OR TREES; OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- E. ALL OF THE EASEMENTS PER THE PLAT OF PALM SPRINGS ADDITION AS RECORDED IN PLAT BOOK 82 PAGE 74 HAVE BEEN VACATED AND ABANDONED BY THIS PLAT. THE NEW EASEMENTS AS SHOWN ON SHEET 2 OF 3 OF THIS PLAT HAVE BEEN DEDICATED BY THIS PLAT. THE ADDITIONAL EASEMENTS AND RESTRICTIONS DEDICATED BY SEPARATE INSTRUMENT ARE ILLUSTRATED ON SHEET 3 OF 3 AND REMAIN ACTIVE WITH THE EXCEPTION OF THE ADDITIONAL RECREATIONAL OPEN SPACE PER ORB 10375, PG 1150
- F. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT. (CH 177.101 (2), F.S.)

CERTIFIED CORNER RECORD  
C.C.R. NOS: 018561 & 53345  
NORTHEAST CORNER OF SECTION 13  
PALM BEACH COUNTY BRASS DISK  
IN CONCRETE MONUMENT  
SECTION 13, TOWNSHIP 44S, RANGE 42E  
(NOT FOUND)  
GRID COORDINATES:  
Northing : 842159.38', Easting : 948771.77'

S01°29'10"E  
2672.29'(COMPUTED)  
(GRID DISTANCE)

CERTIFIED CORNER RECORD  
C.C.R. NO: 018560 & 53343  
EAST QUARTER CORNER OF SECTION 12  
FOUND PALM BEACH COUNTY BRASS DISK  
IN CONCRETE MONUMENT  
SECTION 12, TOWNSHIP 44S, RANGE 42E  
GRID COORDINATES:  
Northing : 844830.77', Easting : 948702.47'

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7997 SW JACK JAMES DRIVE STUART, FL 34997  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852  
SHEET 3 OF 3