

LAS RAMBLAS

LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA
 BEING A REPLAT OF THE SOUTH HALF OF TRACT 58, BLOCK 22, AND THE VACATED 30 FOOT ROAD LYING EAST OF AND ADJACENT THERETO
 PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45
 FEBRUARY, 2017 SHEET 2 OF 2

9

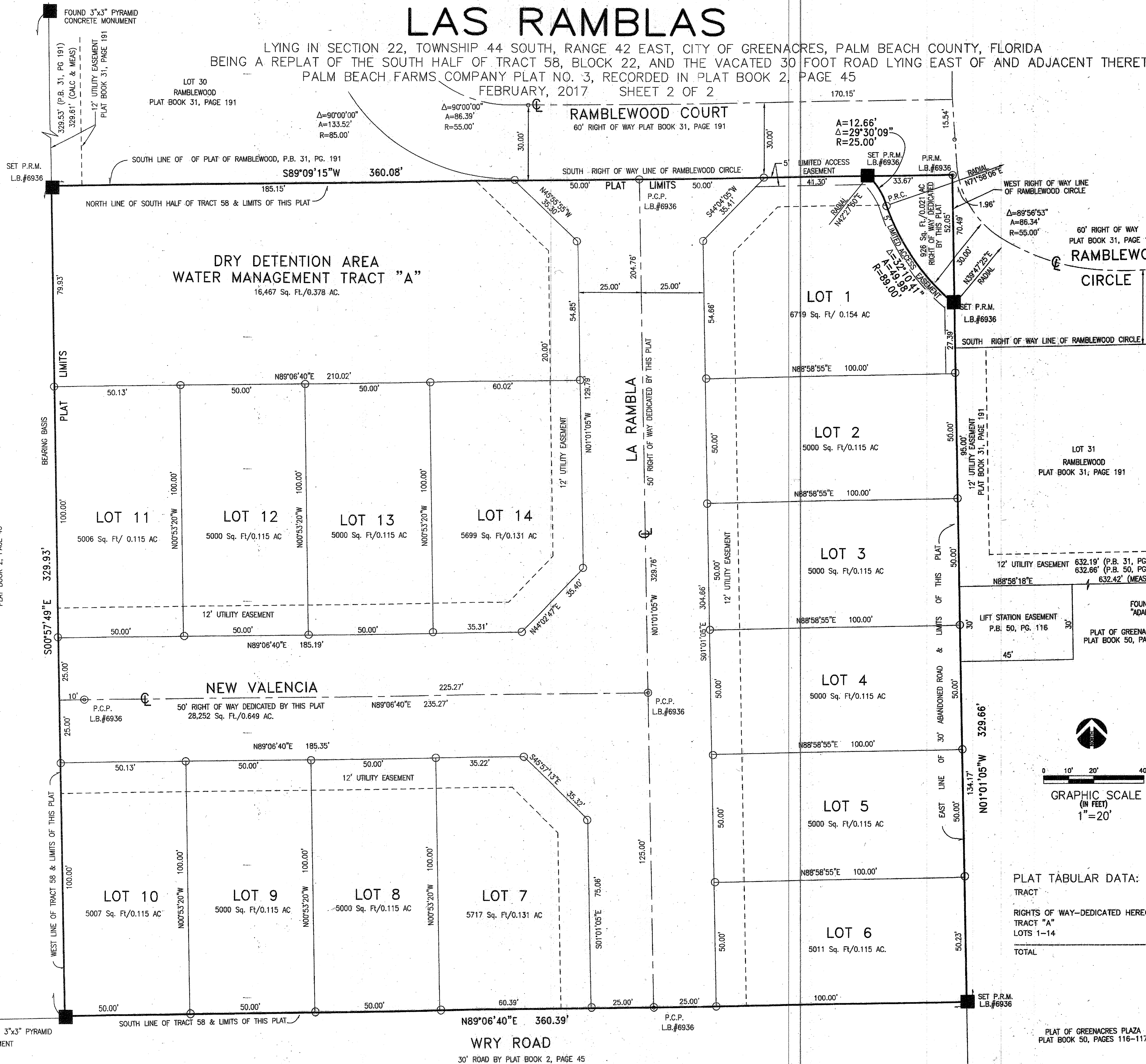
STATE OF FLORIDA
 COUNTY OF PALM BEACH

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

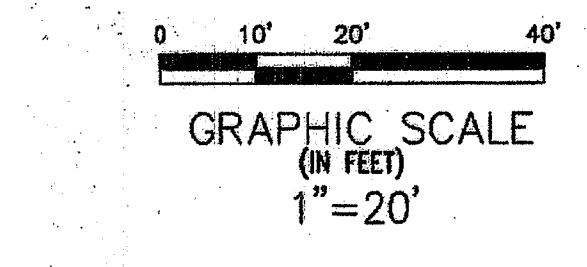


SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT 58, BLOCK 22, THE PALM BEACH FARMS COMPANY, PLAT NO. 3 AS RECORDED IN PLAT 2, PAGE 45, WHICH IS ASSUMED TO BEAR S00°57'49"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 WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY 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 CITY OF GREENACRES, FLORIDA, ZONING REGULATIONS.
 25' FRONT, 7.5' SIDE INTERIOR, 15.0' SIDE CORNER, 15.0' REAR

LEGEND

- P.R.M. ■ Indicates Permanent Reference Monument
 4" x 4" x 24" CONCRETE MONUMENT #LB6936
 Unless noted otherwise.
- P.C.P. ● Indicates Permanent Control Point
 Nail & Disk #LB6936
- Indicates 1/2" Diameter
 Iron Rod & Cap #LB6936
- P.B. Indicates Plat Book
- PG. Indicates Page
- MEAS. Indicates Measured Distance
- CALC Indicates calculated
- L.B. Indicates Licensed Business
- AC Indicates Acreage
- ⊕ Indicates Centerline



PLAT TABULAR DATA:

TRACT	AREA
RIGHTS OF WAY—DEDICATED HEREON	29,178 SQ. FT./0.669 ACRE
TRACT "A"	16,467 SQ. FT./0.378 ACRE
LOTS 1-14	73,159 SQ. FT./1.679 ACRES
TOTAL	118,804 SQ. FT./2.727 ACRES

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) 925-8748 Fax: (561) 925-4558

FIELD: N/A	DATE: 8/2016
DRAWN: D.J.M./C.A.D.	SCALE: 1" = 20'
SHEET: 2 of 2	JOB No.: 016-709

TRACT 57, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45

TRACT 62, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45

30' ROAD BY PLAT BOOK 2, PAGE 45