

BW 10TH AND MILITARY
BEING A REPLAT OF LOTS 1166 THROUGH 1179, INCLUSIVE, AND
THAT CERTAIN ABANDONED 20' ALLEY LYING WEST OF LOT 1179
AND A PORTION OF LOTS 1180 THROUGH 1183, INCLUSIVE,
KENWOOD, AS RECORDED IN PLAT BOOK 3, PAGES 44 AND 45,
TOGETHER WITH A PORTION OF TRACT 20, MODEL LAND
COMPANY'S SUBDIVISION OF THE N.1/2 SEC. 24 T.44S. R.42E., AS
RECORDED IN PLAT BOOK 5, PAGE 76, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA. LYING WITHIN SECTION 24,
TOWNSHIP 44 SOUTH, RANGE 42 EAST,
VILLAGE OF PALM SPRINGS,
PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 3

178

COUNTY OF PALM BEACH } SS
STATE OF FLORIDA }
THIS PLAT WAS FILED FOR RECORD AT
_____ THIS ____ DAY OF _____
20____ AND DULY RECORDED IN PLAT
BOOK No. _____ ON PAGE _____
SHARON R. BOCK, CLERK AND
COMPTROLLER
BY _____

VILLAGE OF PALM SPRINGS APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____ 20____

BY: [Signature]
PRINT NAME: Bev Smith
VILLAGE MAYOR

BY: [Signature]
PRINT NAME: Kimberly M. Wynn
VILLAGE CLERK

BY: [Signature]
LISA A. TROPEPE, P.E.
VILLAGE ENGINEER

SURVEYOR'S NOTES:

1. 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.
2. 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.
3. COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST (0901)
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
5. 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 VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST. SAID LINE BEARS S87°43'45"E.

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY: JEFFREY L. KOHLER, P.S.M. L.S.6201, STATE OF FLORIDA
EBI SURVEYING (L.B. 7652)
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
PH. 813.886.6080

REVIEWING SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

[Signature] DATE: September 15, 2017
KEVIN M. BECK, P.S.M.
FLORIDA CERTIFICATE NO. P.S.M. 6168

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS (P.C.P.S), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF PALM SPRINGS, FLORIDA.

BY: [Signature] DATE: 6/20/2017

JEFFREY L. KOHLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6201

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LICENSED BUSINESS #7652
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TAMPA, FLORIDA, 33634

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LB Number 7652

AREA TABULATION:

TRACT "A"	0.108 ACRES
TRACT "B"	0.063 ACRES
LOT 1	1.806 ACRES
TOTAL AREA	1.977 ACRES

