

KINGSWOOD JOG NORTH

BEING A REPLAT OF A PORTION OF TRACT 21, BLOCK 22
AND THE ABANDONED RIGHT-OF-WAY, PALM BEACH FARMS CO. PLAT No. 3

PLAT BOOK 2, PAGE 45

SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

DECEMBER, 2017

16
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
2017 _____ AND DULY RECORDED IN
PLAT BOOK NO. _____
ON PAGE _____

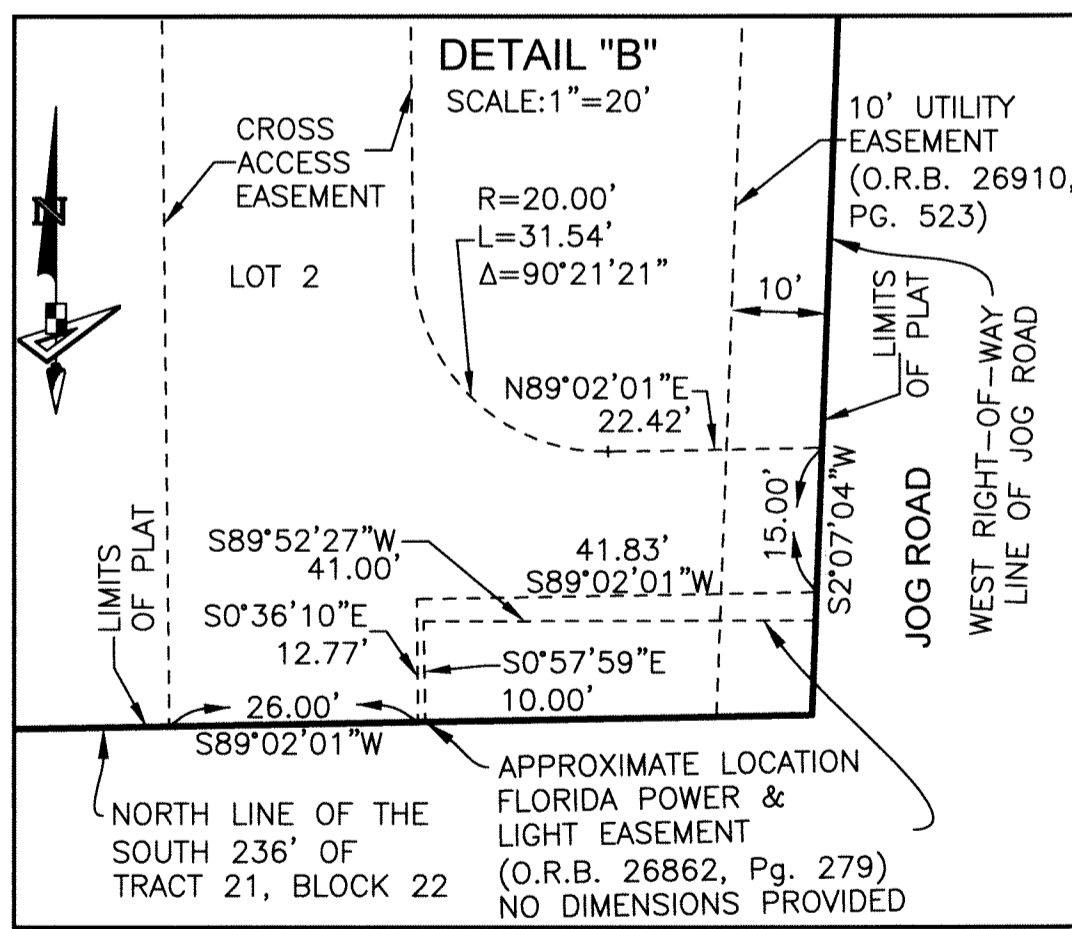
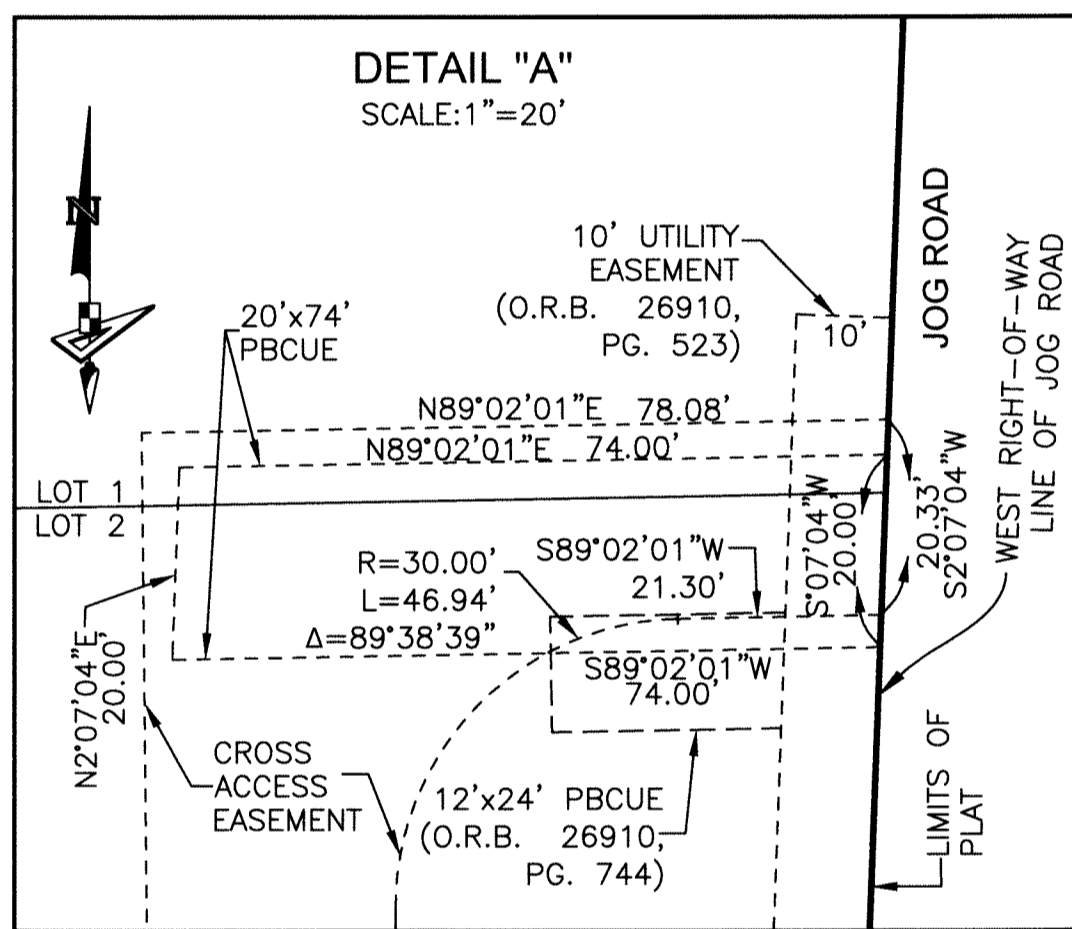
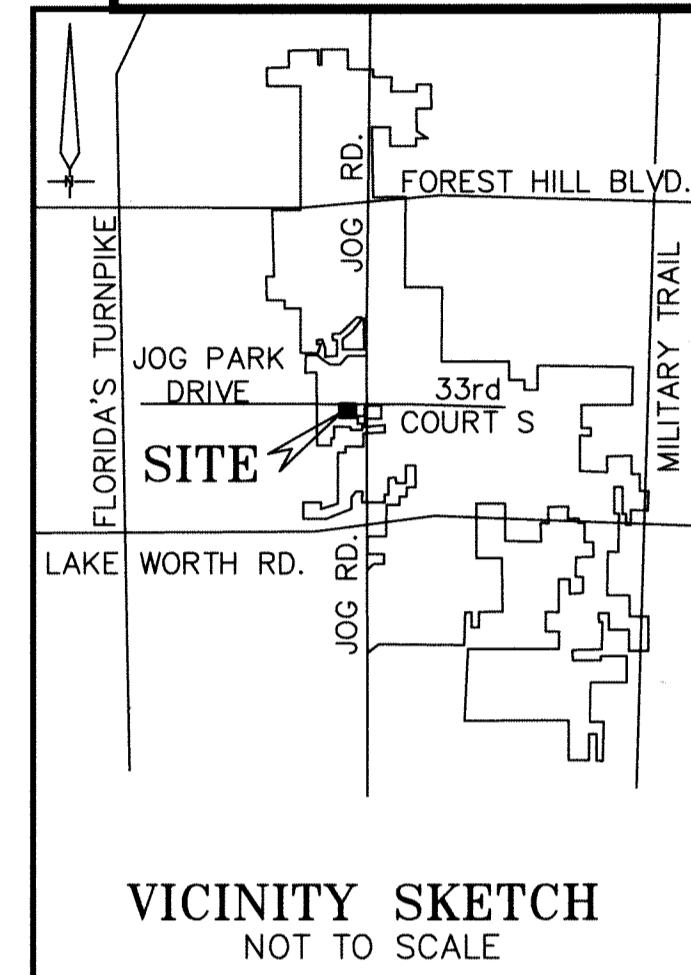
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: _____ D.C.

AREA TABLE

LOT 1 = 83,733 SQUARE FEET
OR 1.922 ACRES
LOT 2 = 82,849 SQUARE FEET
OR 1.902 ACRES
TOTAL = 166,583 SQUARE FEET
OR 3.824 ACRES

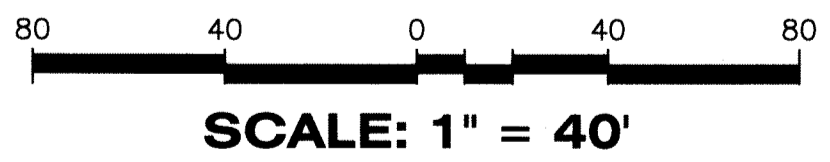
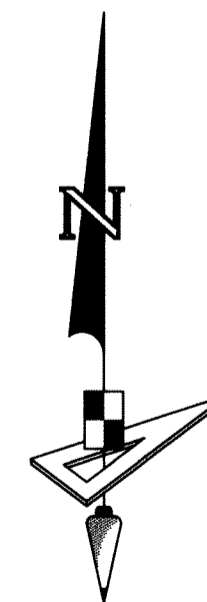
LEGEND

- O.R.B. ----- Official Records Book
- P.B. ----- Plat Book
- R.P.B. ----- Road Plat Book
- PG.(s) ----- Page(s)
- LB ----- Licensed Business
- PBCUE ----- Palm Beach County Utility Easement
- R ----- Radius
- L ----- Arc Length
- Δ ----- Delta - Central Angle
- CONC. ----- Concrete
- PRM ----- Permanent Reference Monument



SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT AND "●" A MAG NAIL WITH DISK STAMPED "LB7768". (UNLESS OTHERWISE NOTED)
2. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY OF JOG ROAD HAVING A BEARING OF S.02°07'04" W.
3. NO BUILDING 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP
4. 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.



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 PALM BEACH COUNTY.



THIS INSTRUMENT PREPARED BY
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GEOPOINT SURVEYING, INC.
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RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

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Sheet No. 2 of 2 Sheets

