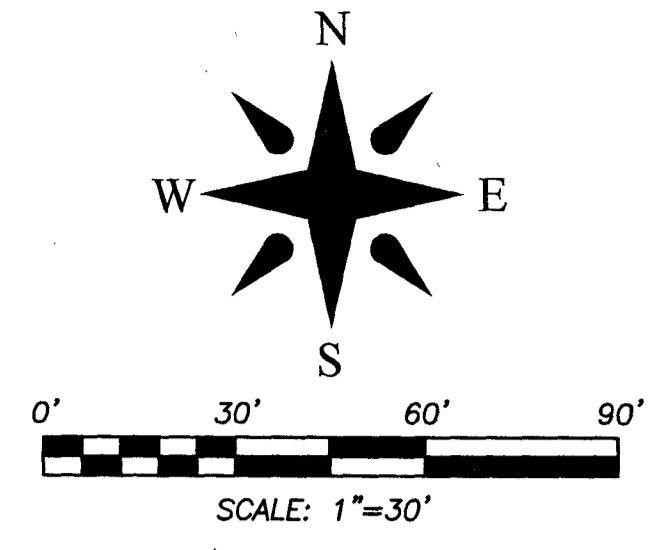


# MINT ECO CAR WASH

BEING A REPLAT OF LOTS 4, 5, AND A PORTION OF LOT 3, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.



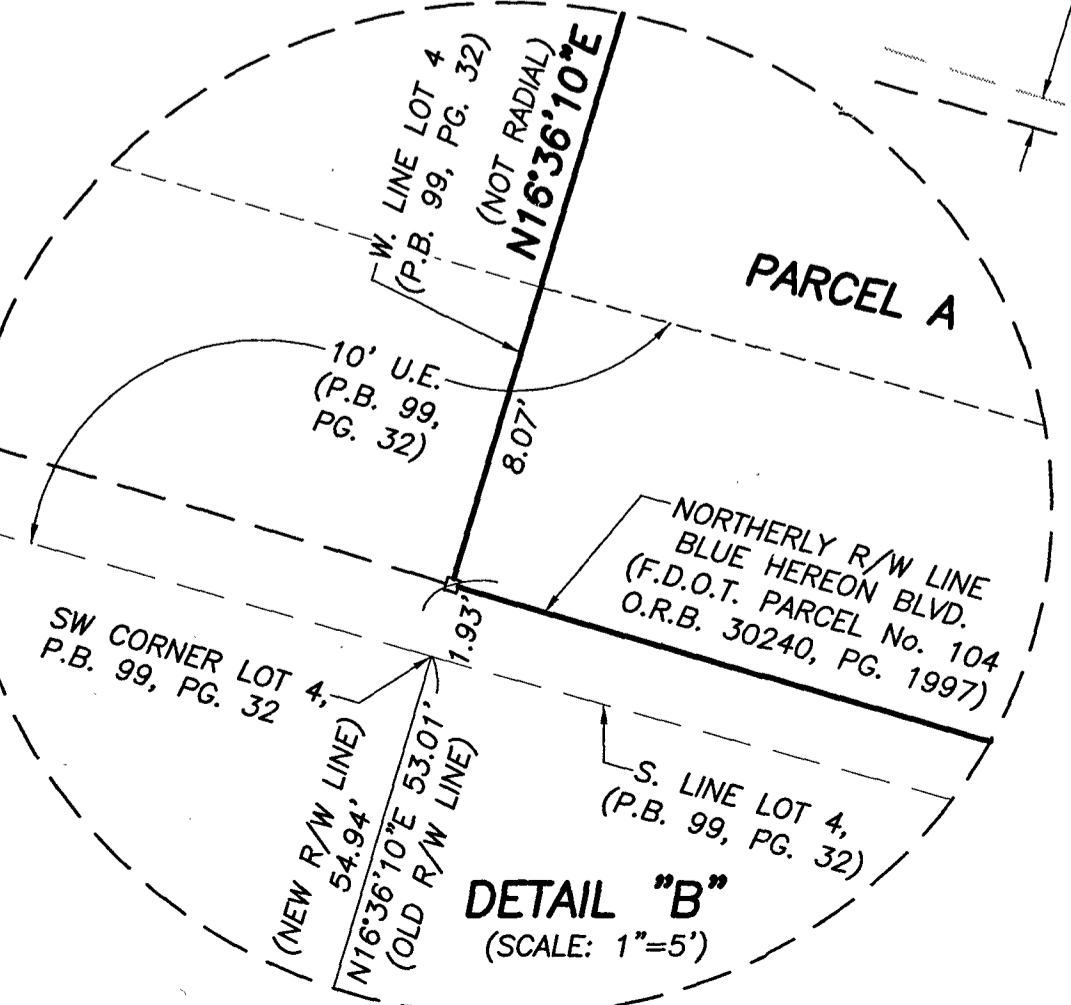
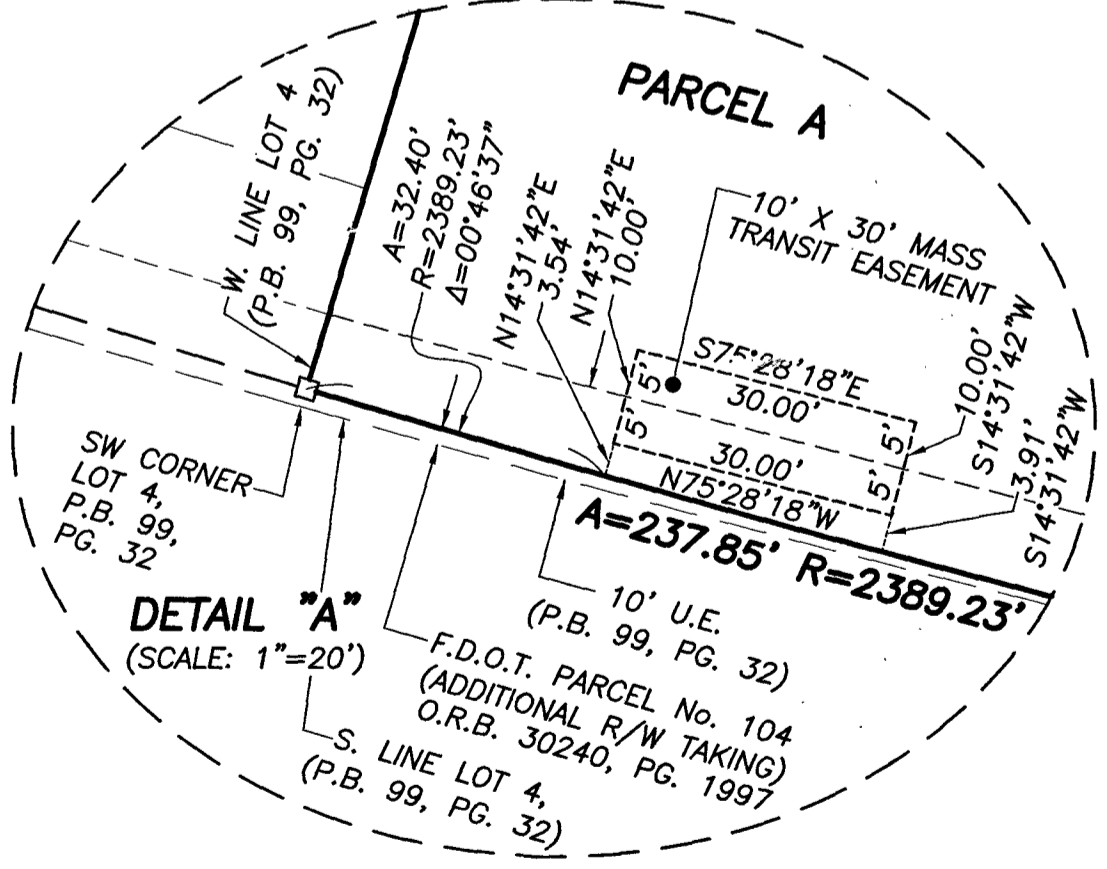
### ABBREVIATIONS AND SYMBOLS

- A = ARC
- C, C/L = CENTERLINE
- (C) = CALCULATED
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- (M) = MEASURE
- N.T.S. = NOT TO SCALE
- O/A = OVERALL
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT BOOK 99, PAGE 32
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- PG(S) = PAGE(S)
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.B. = RADIAL BEARING
- RGE = RANGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- S.R. = STATE ROAD
- U.E. = UTILITY EASEMENT
- N = NORTHING
- E = EASTING
- 30/42/43 = SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST
- Δ = CENTRAL ANGLE
- = FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"
- = SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"
- = SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"

### NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY/COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF LOT 5, AS SHOWN ON THE PLAT OF BLUE HERON SHOPPES AS RECORDED IN PLAT BOOK 99, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
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.

SHEET 2 OF 2



THIS INSTRUMENT PREPARED BY:  
 ROBERT J. CAJAL IN THE OFFICE OF  
 WALLACE SURVEYING CORPORATION  
 5553 VILLAGE BOULEVARD,  
 WEST PALM BEACH, FLORIDA 33407  
 561-640-4551

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 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD:	JOB No.: 03-1135.9	F.B. PG.
OFFICE: R.C.	DATE: MAY, 2023	DWG. No.: 03-1135-4
C'KD:	REF.: 03-1135-3.DWG	SHEET 2 OF 2