PORT 32 MARINA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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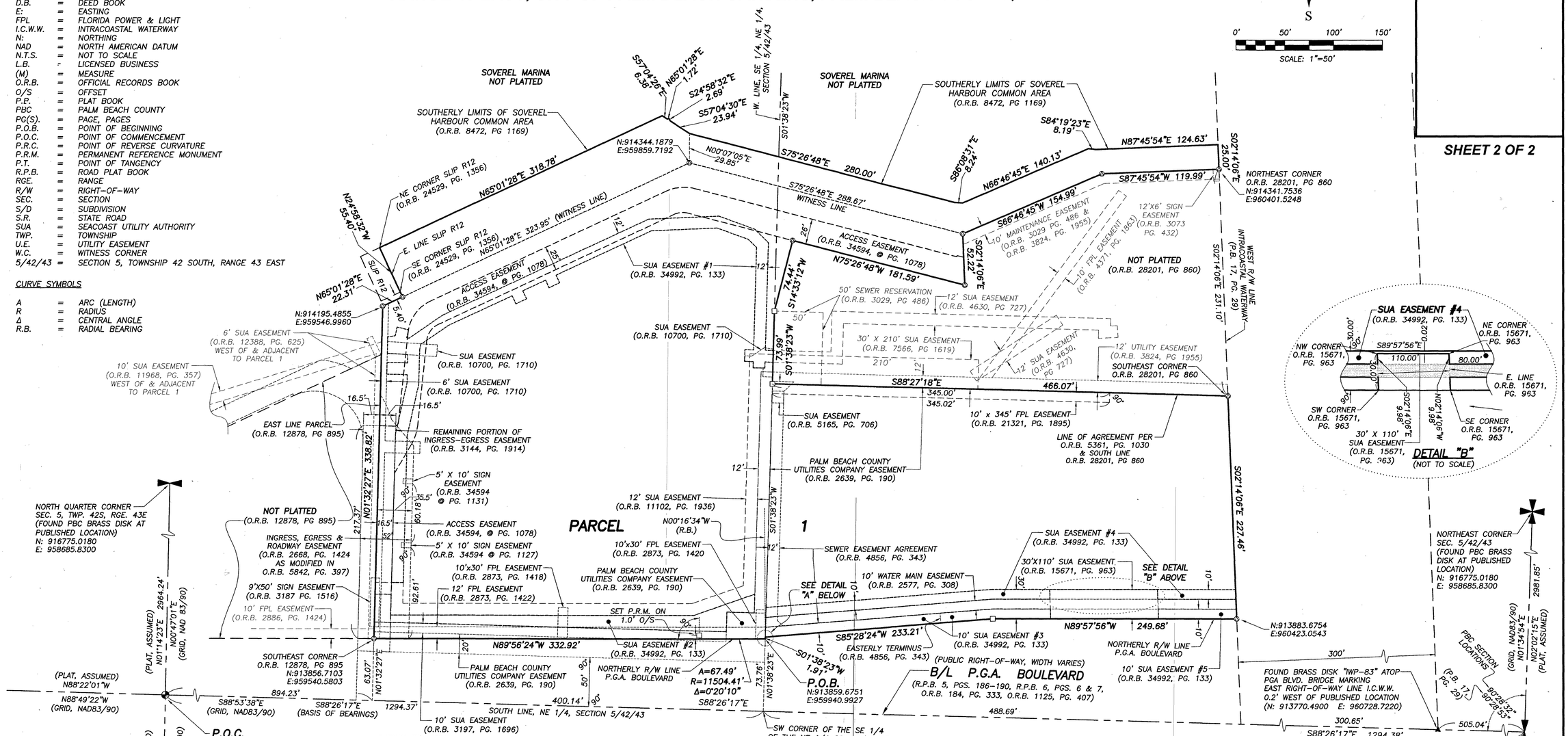
SHEET 2 OF 2

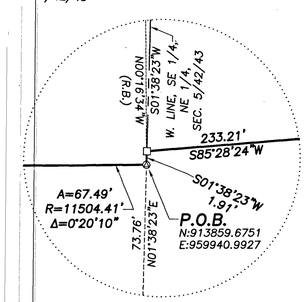
ABBREVIATIONS & SYMBOLS

—□—	=	SET 4"x4" CONCRETE MONUMENT WITH DISK "P.R.M. LB #4569"
—⊙—	=	SET MAG NAIL & DISK "P.R.M. LB #4569"
A.K.A.	=	ALSO KNOWN AS
℄, C/L	=	CENTERLINE
D.B.	=	DEED BOOK
E:	=	EASTING
FPL	=	FLORIDA POWER & LIGHT
I.C.W.W.	=	INTRACOASTAL WATERWAY
N:	=	NORTHING
NAD	=	NORTH AMERICAN DATUM
N.T.S.	=	NOT TO SCALE
L.B.	=	LICENSED BUSINESS
(M)	=	MEASURE
O.R.B.	=	OFFICIAL RECORDS BOOK
O/S	=	OFFSET
P.B.	=	PLAT BOOK
PBC	=	PALM BEACH COUNTY
PG(S).	=	PAGE, PAGES
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
R.P.B.	=	ROAD PLAT BOOK
RGE.	=	RANGE
R/W	=	RIGHT-OF-WAY
SEC.	=	SECTION
S/D	=	SUBDIVISION
S.R.	=	STATE ROAD
SUA	=	SEACOAST UTILITY AUTHORITY
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W.C.	=	WITNESS CORNER
5/42/43	=	SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST

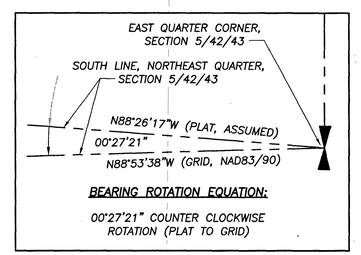
CURVE SYMBOLS

A	=	ARC (LENGTH)
R	=	RADIUS
Δ	=	CENTRAL ANGLE
R.B.	=	RADIAL BEARING





DETAIL "A"
(SCALE: 1"=10')



BEARING ROTATION EQUATION:

00°27'21" COUNTER CLOCKWISE ROTATION (PLAT TO GRID)

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS.
2. 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 APPLICABLE CITY OF PALM BEACH GARDENS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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.
4. 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.
5. ALL RECORDED INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. WITH THE EXCEPTION OF THE EXISTING ACCESS EASEMENT AS RECORDED IN O.R.B. 34594 AND SHOWN ON PAGE 1078 OF THE "AMENDMENT TO AGREEMENTS" AS RECORDED IN O.R.B. 34594, PAGES 1013 THROUGH 1170, THE REMAINING EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT. (SEE NOTE #11 BELOW)
7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST WHICH IS ASSUMED TO BEAR SOUTH 88°26'17" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. ADJUSTMENT TO NAD 83/90 GRID BEARING ALONG THIS LINE IS COUNTER-CLOCKWISE ROTATION OF 00°27'21" FROM PLAT (ASSUMED) BEARING TO GRID BEARING.
9. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AS MEASURED ON HORIZONTAL PLANE. UNLESS LABELED AS "GRID", ALL DISTANCES ARE GROUND.
10. COORDINATES SHOWN HEREON ARE GRID, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT; SCALE FACTOR = 1.00004697; GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
11. THE TWO SIGN EASEMENTS RECORDED IN ORB 34595, AT PAGE 1127 & 1131 AS WELL AS ABOVE-DESCRIBED ACCESS EASEMENT ARE PART OF THE OVERALL "AMENDMENT TO AGREEMENTS" RECORDED IN ORB 34595 PAGES 1013 THROUGH 1170.

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #6599
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.D.	JOB NO.: 87-1797.225	F.B. PG.
OFFICE: R.C.	DATE: NOVEMBER 2023	DWG. NO. 87-1797-49
C'K'D: R.C.	REF: 87-1797-50.DWG	SHEET 2 OF 2