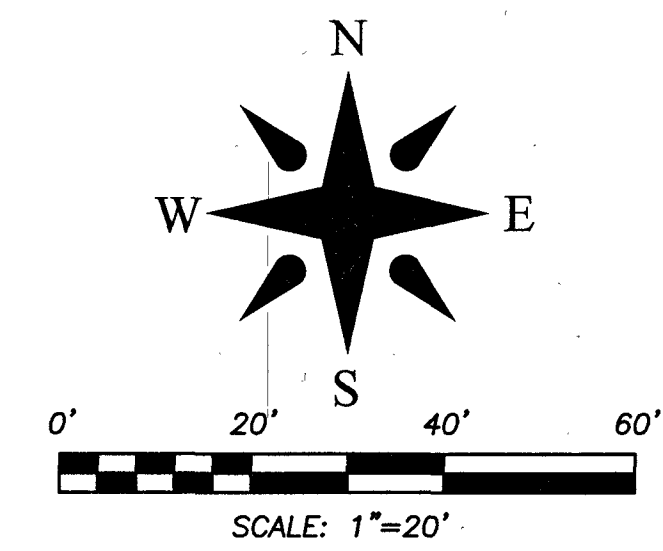


# 300 BANYAN BLVD. - 301 CLEMATIS ST.

BEING A REPLAT OF LOTS 2, 3, 4 AND 19 AND A PORTION OF LOTS 1 AND 20, BLOCK 13, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



# 113

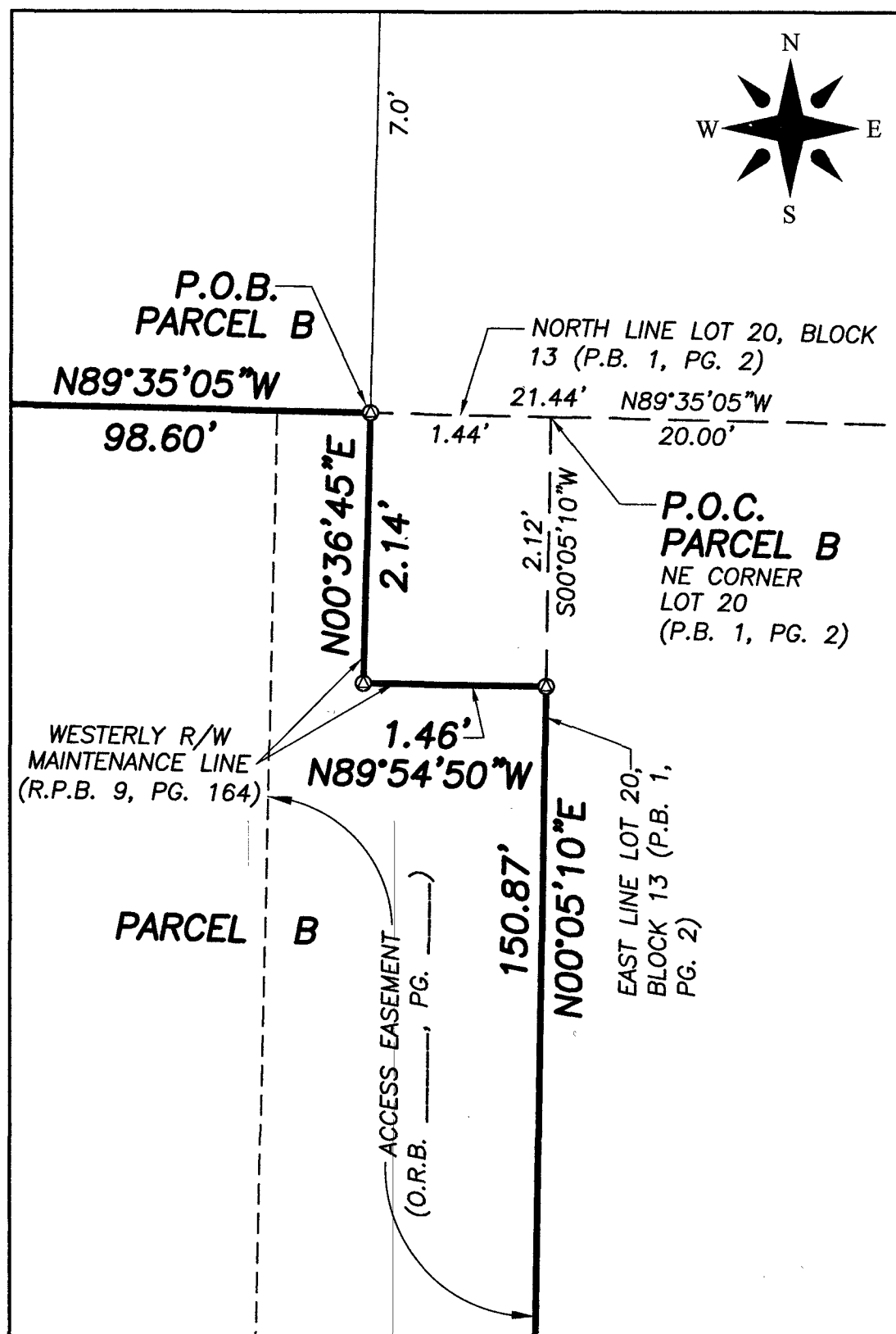
### ABBREVIATIONS AND SYMBOLS

- A.K.A. = ALSO KNOWN AS
- Ⓞ = CENTERLINE
- CWPB = CITY OF WEST PALM BEACH
- D.B. = DEED BOOK
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- F.K.A. = FORMERLY KNOWN AS
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- ⊙ = SET MAG NAIL & DISK STAMPED "P.R.M. LB 4569"
- ⊠ = SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB 4569"

### NOTES:

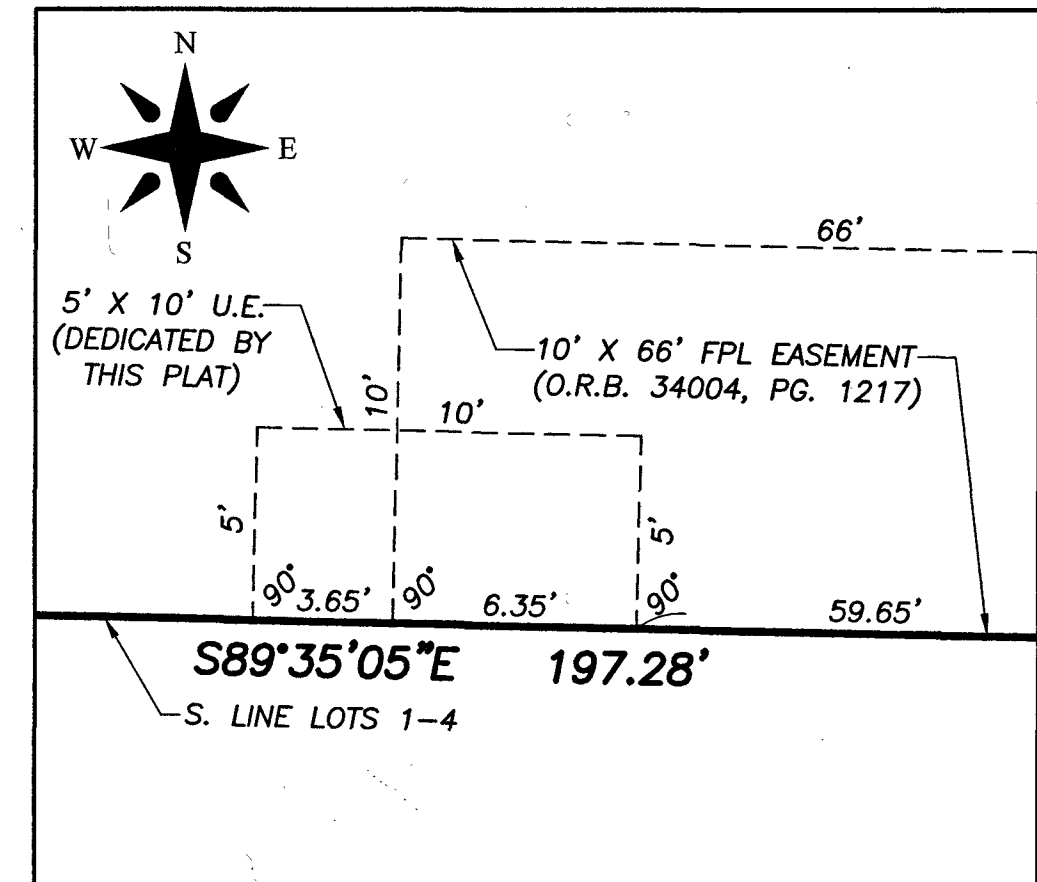
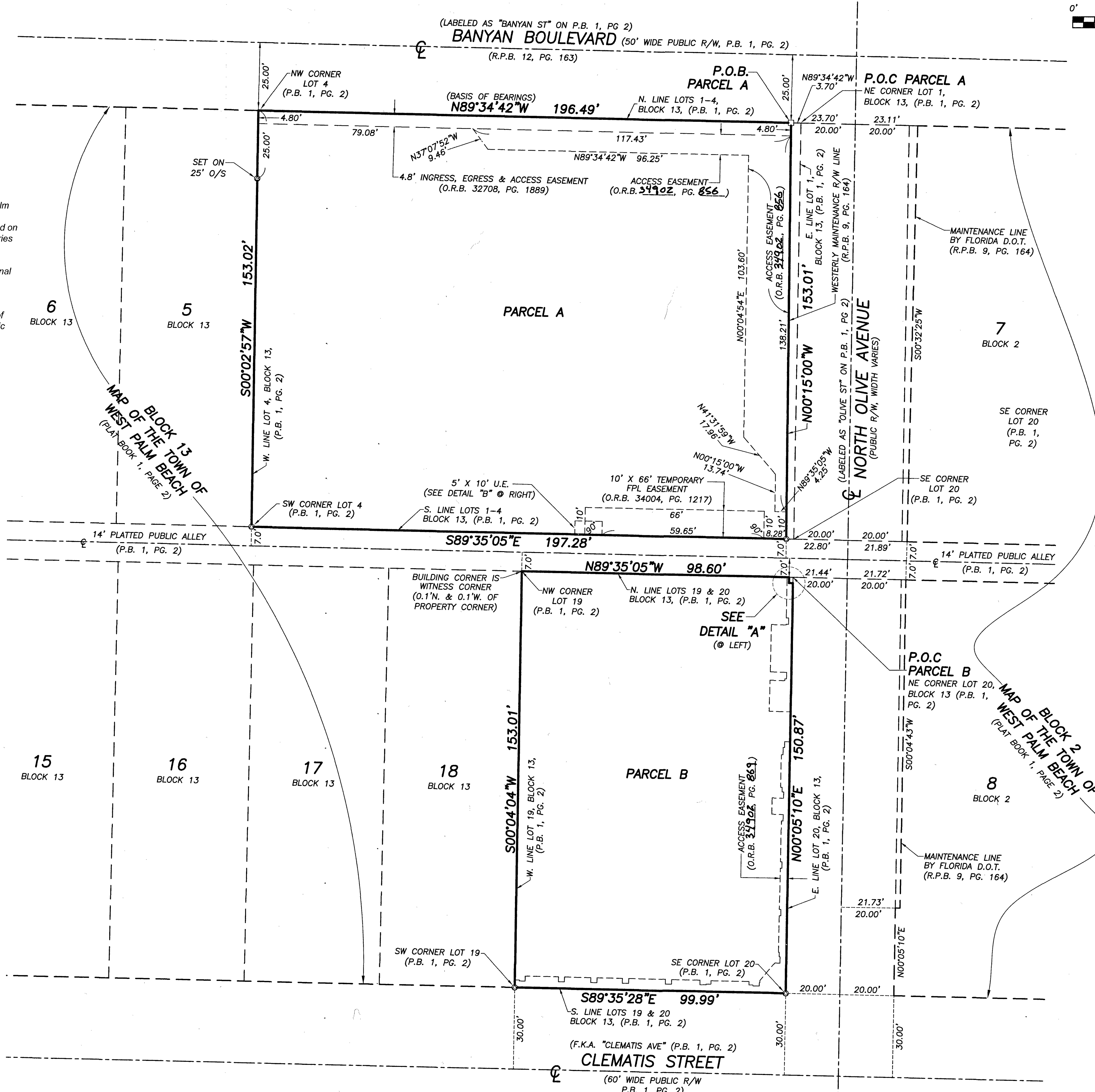
1. Building setback lines shall be as required by current City of West Palm Beach Zoning regulations.
2. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits as required for such encroachments.
3. Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
4. Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.
5. The North line of Lots 1-4, Block 13, of the Plat of "Map of the Town of West Palm Beach, Florida", as recorded in Plat Book 1, Page 2, Public Records of Palm Beach County, Florida, is assumed to bear North 89°34'42" West and all other bearings are relative thereto.
6. This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation, 5553 Village Boulevard, West Palm Beach, Florida 33407

SHEET 2 OF 2



### AREA TABULATION

PARCEL A:	0.6916 ACRES	30,125.3 S.F.
PARCEL B:	0.3512 ACRES	15,299.5 S.F.
TOTAL AREA:	1.0428 ACRES	45,424.8 S.F.



**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.

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB No.: 93-1213.14	F.B.	PG.
OFFICE: R.C.	DATE: NOV. 2022	DWG. No.:	93-1213-5
CK'D:	REF.: 93-1213-1.DWG	SHEET 2 OF 2	