PL CFN # 20250022250 BK: 138 PG: 181

This instrument was prepared by
CONTROL POINT ASSOCIATES, FL, LLC.
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309
Certificate of Authorization
Number: LB #8137

"LAKESIDE LANDING"

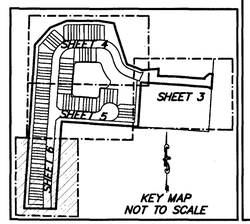
A REPLAT OF A PORTION OF TRACT "C", WATERWAY PLAZA, (PLAT BOOK 69, PAGE 88, PALM BEACH COUNTY RECORDS) IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

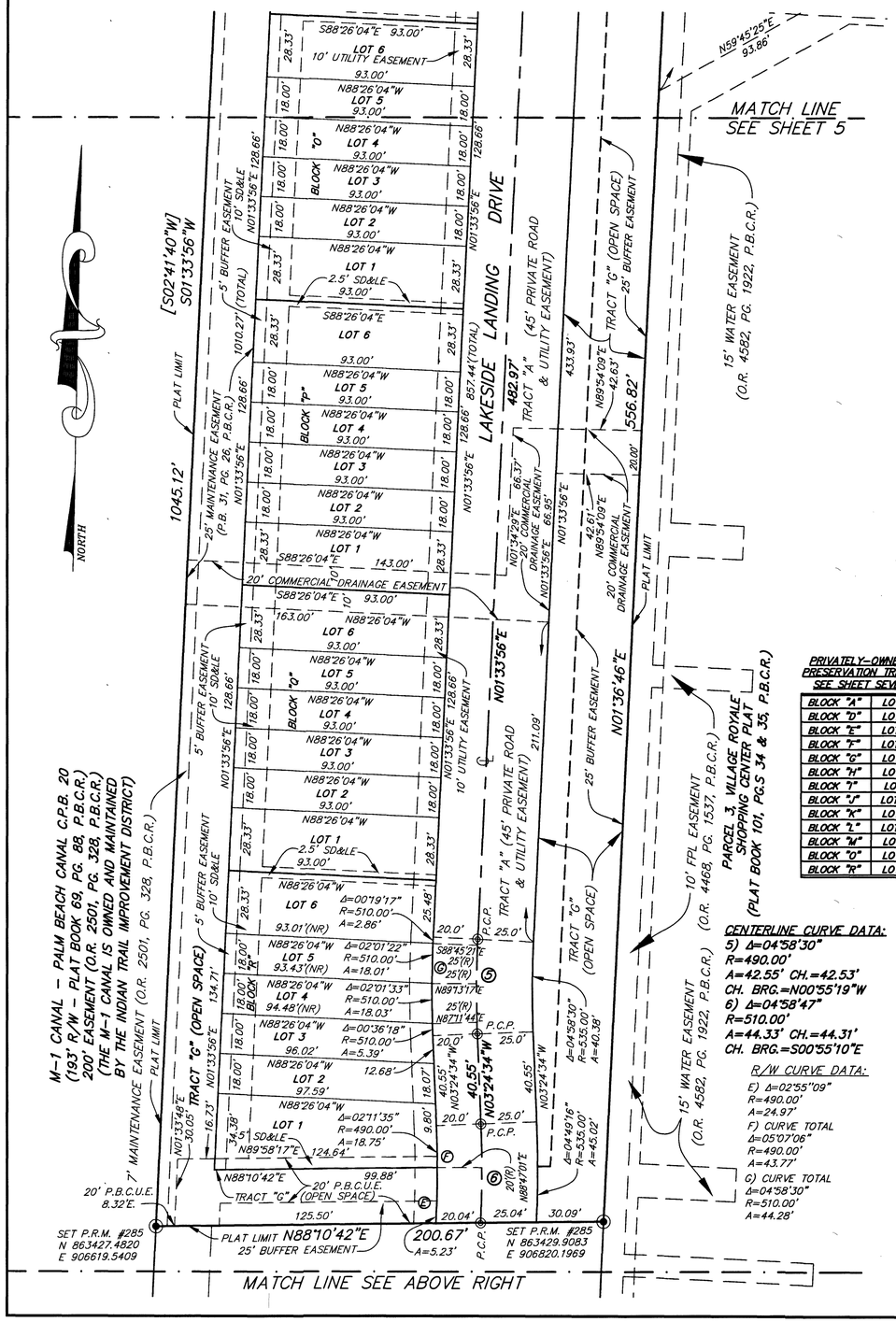
SHEET 6 OF 7 SHEETS

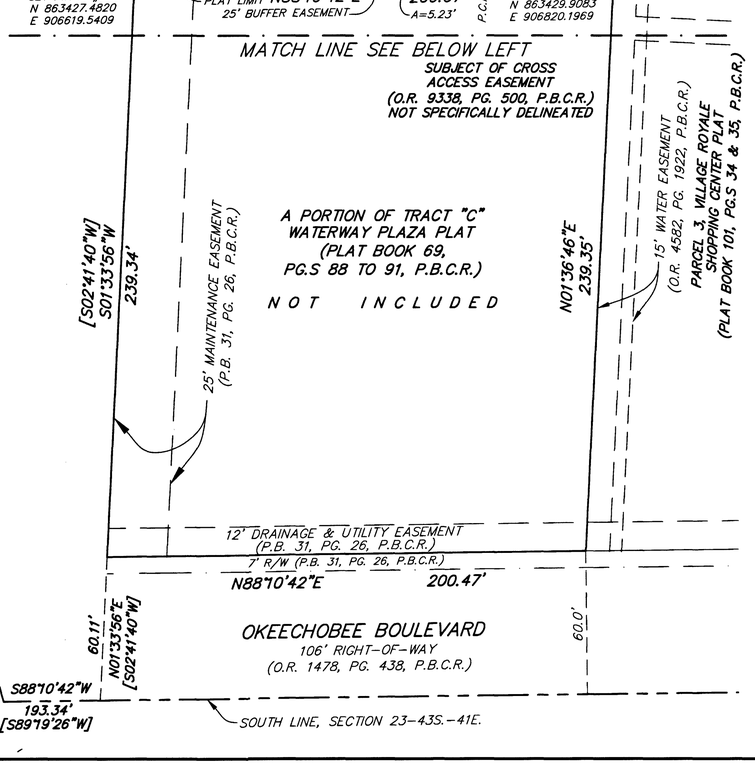
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

181

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT ____ M.
THIS ____ DAY OF ____ 202__
AND DULY RECORDED IN
PLAT NO. ____
PAGE ____ THRU ____
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT
COURT & COMPTROLLER
BY: ____
DEPUTY CLERK







PRIVATELY-OWNED LOTS SUBJECT TO PRESERVATION TREE EASEMENTS TABLE: SEE SHEET SEVEN (7) FOR DETAILS

BLOCK "A"	LOTS 1 AND 6
BLOCK "D"	LOT 1
BLOCK "E"	LOT 4
BLOCK "F"	LOT 1
BLOCK "G"	LOTS 1 AND 6
BLOCK "H"	LOTS 1 AND 6
BLOCK "I"	LOT 1
BLOCK "J"	LOTS 1, 2, 3, 4, 5 AND 6
BLOCK "K"	LOTS 1, 2, 3, 4 AND 5
BLOCK "L"	LOTS 1 AND 5
BLOCK "M"	LOTS 1, 2, 3, 4 AND 5
BLOCK "O"	LOTS 1 AND 6
BLOCK "R"	LOT 6

CENTERLINE CURVE DATA:

5) Δ=04°58'30"
R=490.00'
A=42.55' CH.=42.53'
CH. BRG.=N00°55'19"W
6) Δ=04°58'47"
R=510.00'
A=44.33' CH.=44.31'
CH. BRG.=S00°55'10"E

R/W CURVE DATA:

E) Δ=02°55'09"
R=490.00'
A=24.97'
F) CURVE TOTAL
Δ=05°07'06"
R=490.00'
A=43.77'
G) CURVE TOTAL
Δ=04°58'30"
R=510.00'
A=44.28'

STATE PLANE COORDINATES:

COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT.
ZONE = FLORIDA EAST.
LINEAR UNITS = U.S. SURVEY FOOT.
COORDINATES SYSTEM = ■ STATE PLANE PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.00003843
GROUND DISTANCE X SCALE FACTOR= GRID DISTANCE.
BEARINGS SHOWN THUS [XX°XX'XX"] ARE GRID BEARINGS AND REFERENCE THE EAST LINE OF THE SW 1/4 OF SECTION 12-44S.-42E. AS [NORTH 01°30'19" WEST]. BEARING SHOWN HERON REFER TO RECORD PLATS.
BEARING ROTATION EQUATION:
N01°36'46"E (PLAT)
---------- 01°07'44"
CLOCKWISE ROTATION
[N02°44'30"E] (GRID)

LEGEND:

◉ P.R.M. – INDICATES PERMANENT REFERENCE MONUMENT (4"X4"X24" CONCRETE POST W/METAL ROD AND BRASS CAP STAMPED L.B. 285)

◎ P.C.P. – INDICATES PERMANENT CONTROL POINT – MCLAUGHLIN (MCL) NAIL WITH CAP #285
L.B. – INDICATES LICENSED BUSINESS NUMBER
P.B., PG. – INDICATES PLAT BOOK & PAGE
P.B.C.R. – INDICATES PALM BEACH COUNTY RECORDS
SQ. FT. – INDICATES SQUARE FEET
(NR) – INDICATES NOT RADIAL
(R) – INDICATES RADIAL
O.R., PG., – INDICATES OFFICIAL RECORDS BOOK, PAGE
R/W – INDICATES RIGHT-OF-WAY
N100000 – INDICATES STATE PLANE COORDINATE NORTHING
E100000– INDICATES STATE PLANE COORDINATE EASTING
℄ – INDICATES CENTERLINE
F.S. – INDICATES FLORIDA STATUTES
R – INDICATES RADIUS
Δ – INDICATES CENTRAL ANGLE (DELTA)
A – INDICATES ARC LENGTH
(DESC.) – INDICATES DESCRIPTION
(R) – INDICATES RADIAL BEARING
(NR) – INDICATES NON-RADIAL BEARING
(CH. BRG.) – INDICATES CHORD BEARING)
(CH.) – INDICATES CHORD
(TO P.C.) – INDICATES TO POINT OF CURVE
SD&LE – INDICATES SPECIAL DRAINAGE AND LANDSCAPE EASEMENT
F.P.L. – INDICATES FLORIDA POWER & LIGHT COMPANY
P.B.C.U.E.= PALM BEACH COUNTY UTILITY EASEMENT

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 PALM BEACH COUNTY, FLORIDA.
2. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF ROYAL PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPE 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

12-17-24