

DOWNTOWN DELRAY PROFESSIONAL CENTRE

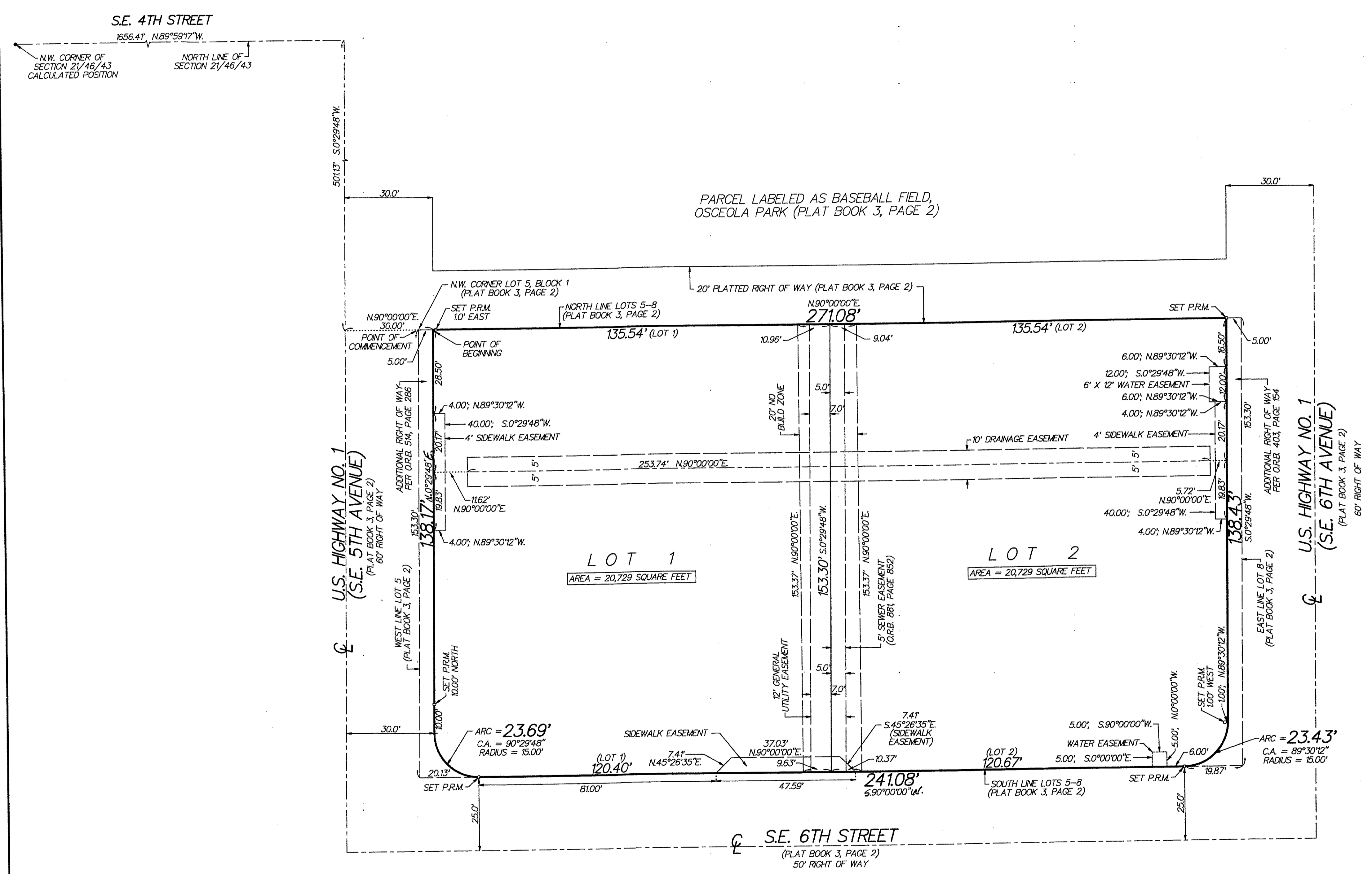
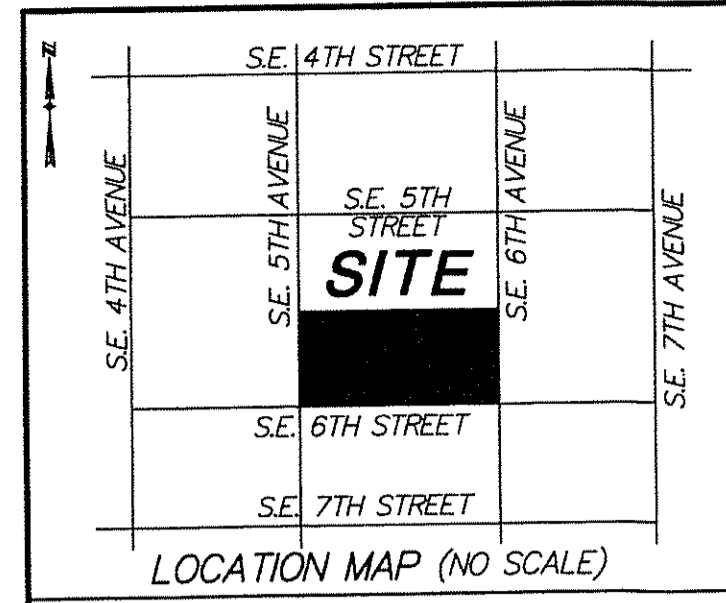
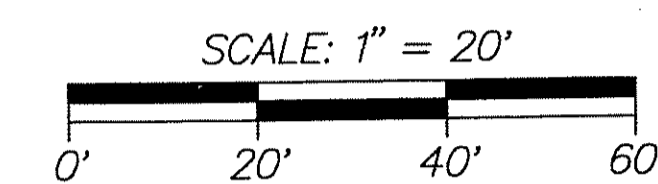
BEING A REPLAT OF A PORTIONS OF LOTS 5, 6, 7 AND 8, BLOCK 1, OSCEOLA PARK
(PLAT BOOK 3, PAGE 2, P.R.P.B.CO.) BEING IN SECTION 21, TOWNSHIP 46 SOUTH,
RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MAY 2014
SHEET 2 OF 2

153

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____
20____ AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK, CLERK AND COMPTROLLER
BY _____ DC



LEGEND:
 CL = CENTERLINE
 CONC = CONCRETE
 O.R.B. = OFFICIAL RECORDS BOOK
 P.R.M. = PERMANENT REFERENCE MONUMENT (4"X4" CONCRETE MONUMENT STAMPED "PRM LB353") UNLESS STATED OTHERWISE
 G.U.E. = GENERAL UTILITY EASEMENT
 C.A. = CENTRAL ANGLE
 P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY

AREA TABLE

LOT	AREA
LOT 1	20,729 SQUARE FEET
LOT 2	20,729 SQUARE FEET

NOTES:
 ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOTS 5-8, OSCEOLA PARK, (PLAT BOOK 3, PAGE 2), HAVING AN ASSUMED BEARING OF N90°00'00"E.
 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.
 THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
 THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 26-4501
 PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○
 THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
 THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.