

FOURTH & FIFTH DELRAY

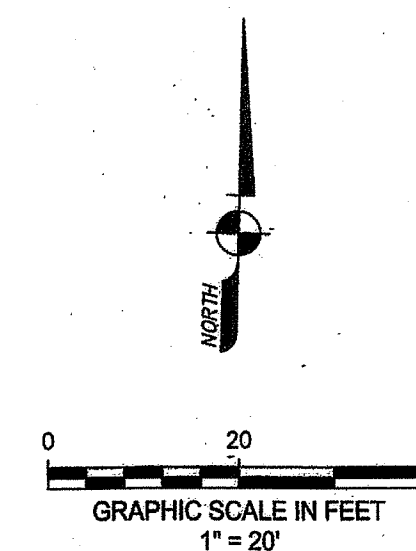
BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THE PLATTED 16' ALLEY, ALL OF BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

36

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ day of _____, 2017, and duly recorded in Plat Book _____, Pages _____ through _____.

SHARON R. BOCK
Clerk and Comptroller
By: _____ D.C.

SHEET 2 OF 2



C1 { R=49.33'
A=6°45'05"
L=5.81'
L1 { S83°56'05"E
11.96'
L2 { S42°44'07"E
13.17'

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JANUARY 2017

NOTES:

- 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.
- 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID WITH THE WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N01°32'29"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE 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.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CALCULATED; CL = CENTERLINE; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; G.U.E. = GENERAL UTILITY EASEMENT; L.B. = LICENSED BUSINESS; MS. = MEASURED; M.T.E. = MASS TRANSIT EASEMENT; O.R.B. = OFFICIAL RECORDS BOOK; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.E. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; S.R. = STATE ROAD.
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH A 3" BRASS DISC STAMPED "P.R.M. L.B. 3300" UNLESS OTHERWISE STATED.
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL & DISC STAMPED "P.R.M. L.B. 3300" UNLESS OTHERWISE STATED.
- INDICATES NON-VEHICULAR ACCESS LINE.

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000047672
GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

TIES WERE MADE TO THE NORTHWEST AND SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.

AREA TABULATION		
PARCEL 1	1,072 SQUARE FEET	0.025 ACRES
PARCEL 2	216 SQUARE FEET	0.005 ACRES
PARCEL 3	2 SQUARE FEET	0.000 ACRES
PARCEL "A"	67,924 SQUARE FEET	1.559 ACRES
TOTAL AREA OF PLAT	69,214 SQUARE FEET	1.589 ACRES

N.W. CORNER
SECTION 16-46-43
FOUND P.B.C.E.
BRASS DISC IN CUT-OUT
N: 777316.614 } MS.
E: 959340.710 }
N: 777316.433 } P.B.C.E.
E: 959340.705 }

S.W. CORNER
SECTION 16-46-43
FOUND P.B.C.E.
BRASS DISC IN CUT-OUT
N: 771921.145 } MS.
E: 959485.895 }
N: 771920.913 } P.B.C.E.
E: 959485.912 }

