

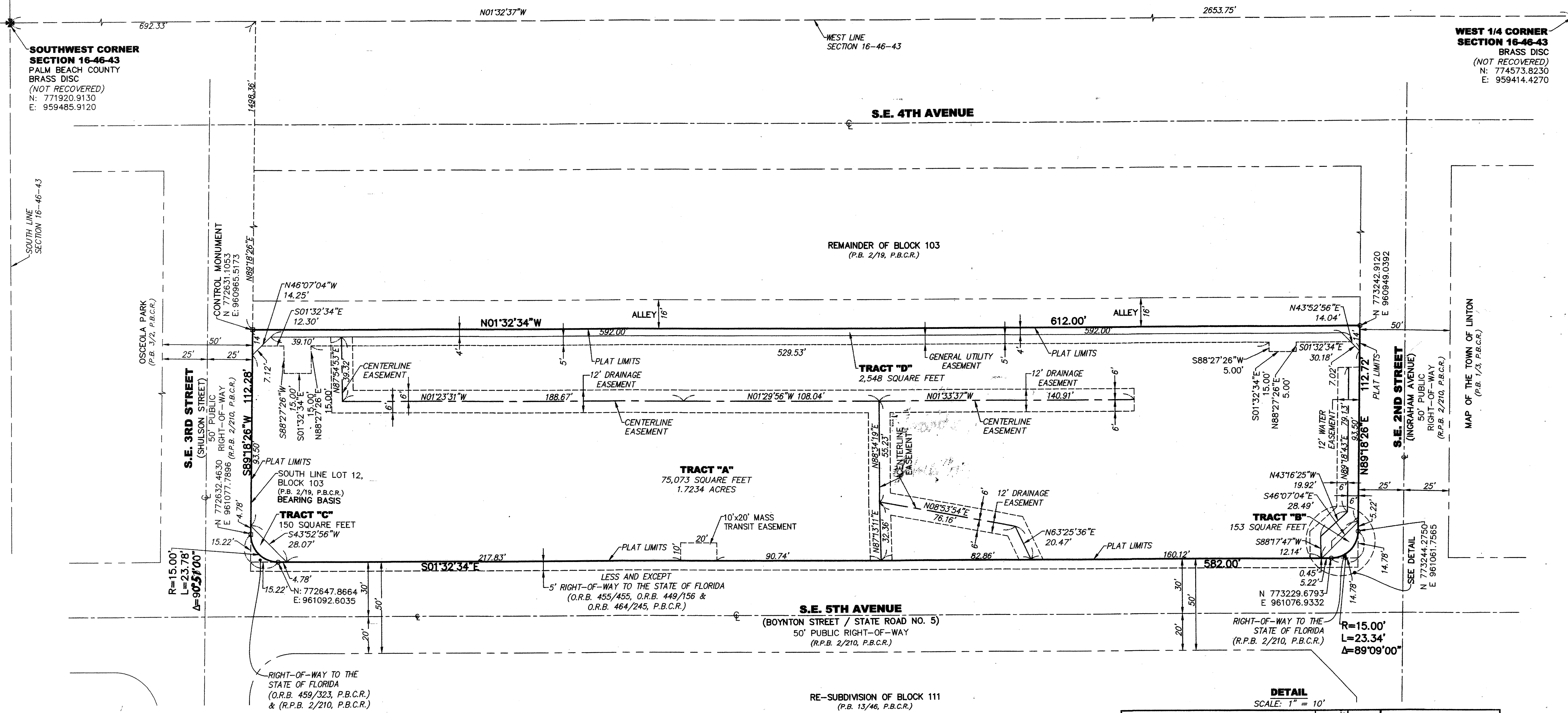
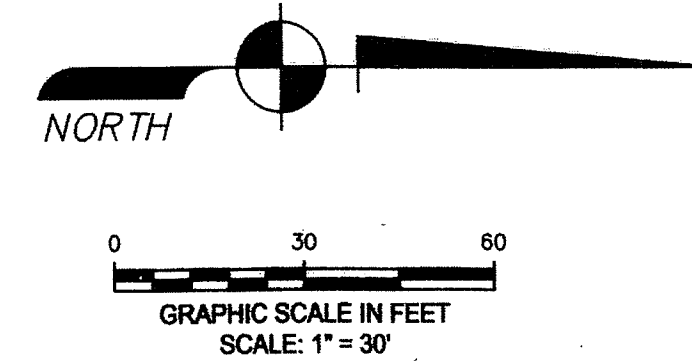
THIS INSTRUMENT WAS PREPARED BY:
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 JUNE, 2016

ALOFT HOTEL PLAT

BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 103, ROEBUCK'S RESUBDIVISION OF BLOCK 103,
 AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF
 A.D. 2016 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ THROUGH _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: _____
 DEPUTY CLERK



- 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 THIS COUNTY.
 - 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 ASSUMED BASED ON THE SOUTH LINE OF LOT 12, BLOCK 103 HAVING A BEARING OF S89°18'26"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 = CENTERLINE; Δ = CENTRAL ANGLE; L = ARC LENGTH; L.B. = LICENSED BUSINESS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; R.P.B. = ROAD PLAT BOOK; R/W = RIGHT-OF-WAY.
 - - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300"
 - - INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL AND DISC STAMPED "PRM AVIROM L.B. #3300"

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 = 1.000048616; GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

TIES WERE MADE TO THE SOUTHWEST AND WEST 1/4 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		
TRACT "A"	75,073 SQUARE FEET	1.7234 ACRES
TRACT "B"	153 SQUARE FEET	0.0035 ACRES
TRACT "C"	150 SQUARE FEET	0.0034 ACRES
TRACT "D"	2,548 SQUARE FEET	0.0586 ACRES
TOTAL AREA OF PLAT	77,924 SQUARE FEET	1.7889 ACRES

