METROPOLITAN AT DELRAY

BEING A REPLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK 93 OF RE-SUBDIVISION OF BLOCK 93 CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
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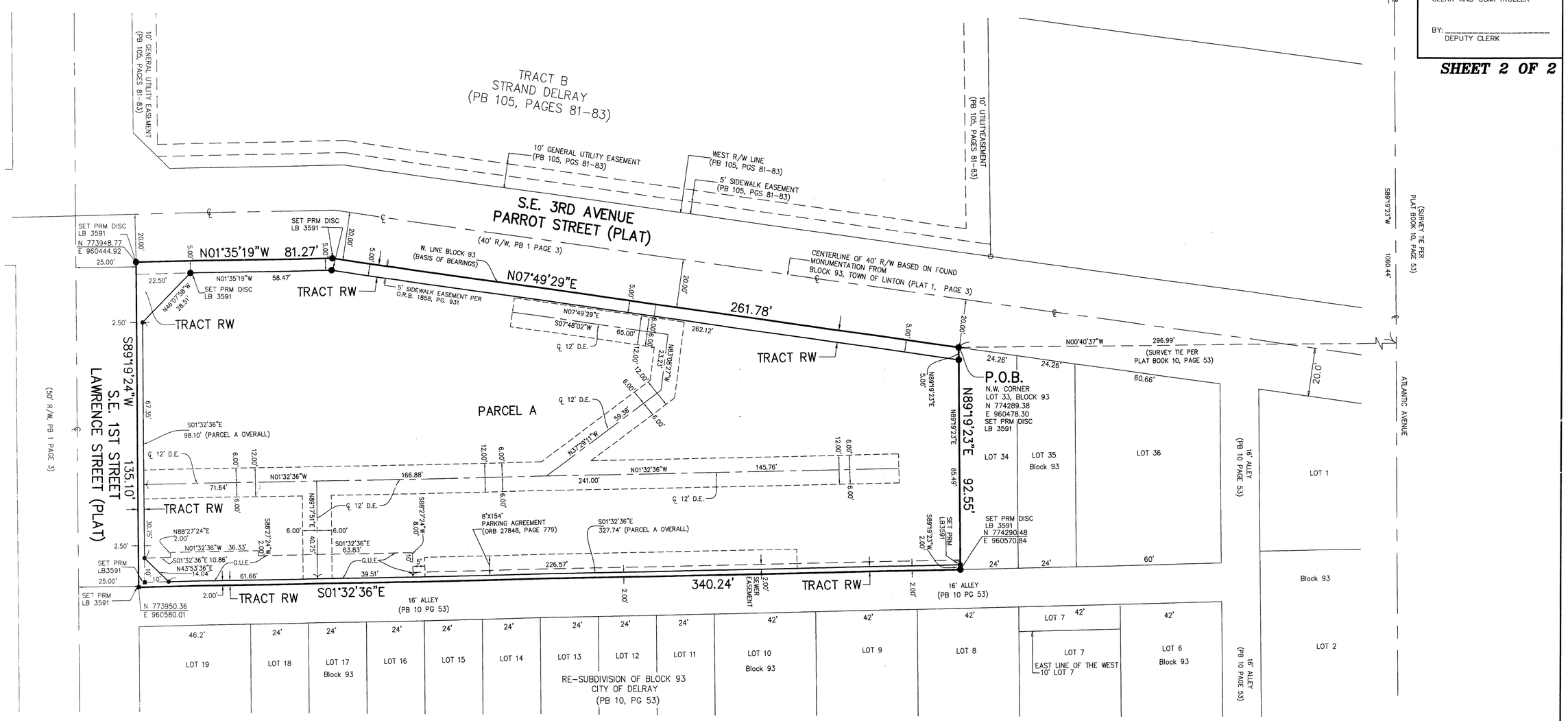
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS ____ DAY OF _____ A.D. 2017 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THRU _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 2

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET



SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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, EXCEPT AS PERMITTED THROUGH THE CITY OF DELRAY BEACH. 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.
4. 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.
5. 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.
6. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
7. BEARINGS ARE RELATIVE TO A GRID BEARING OF N07°49'29"E ALONG THE WEST LINE OF BLOCK 93.
8. ■ P.R.M. – INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
9. S.F. – DENOTES SQUARE FEET
10. ℄ – DENOTES CENTERLINE
11. D.E. – DRAINAGE EASEMENT
12. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
13. FPL– FLORIDA POWER AND LIGHT COMPANY
14. G.U.E. – DENOTES GENERAL UTILITY EASEMENT
15. P.L.S. – PROFESSIONAL LAND SURVEYOR
16. LB – LICENSED BUSINESS
17. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
18. "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.
19. NAD – NORTH AMERICAN DATUM
20. NTS – NOT TO SCALE
21. O.R.B. – DENOTES OFFICIAL RECORDS BOOK
21. PB – PLAT BOOK
22. PG(S) – PAGE(S)
23. S.E. – SEWER EASEMENT
24. W.E. – WATER EASEMENT
25. ● – SET 5/8" IR/CAP LB 3591
26. FND. – FOUND
27. P.O.B. – POINT OF BEGINNING
28. R/W – RIGHT-OF-WAY

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	37,497	0.861
TRACT RW	2,966	0.068
TOTAL	40,463	0.929

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000467
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEARINGS AS SHOWN HEREON ARE RELATIVE TO A GRID BEARING ALONG THE NORTH LINE BLOCK 93 RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 10, PAGE 53
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.