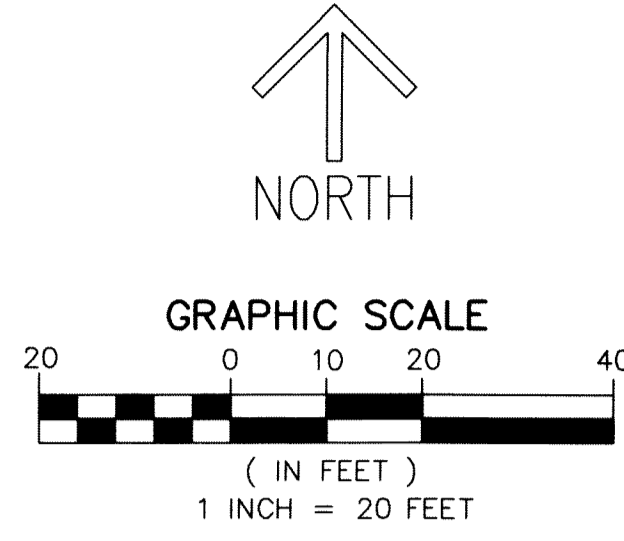


ESTATES AT OCEAN DELRAY

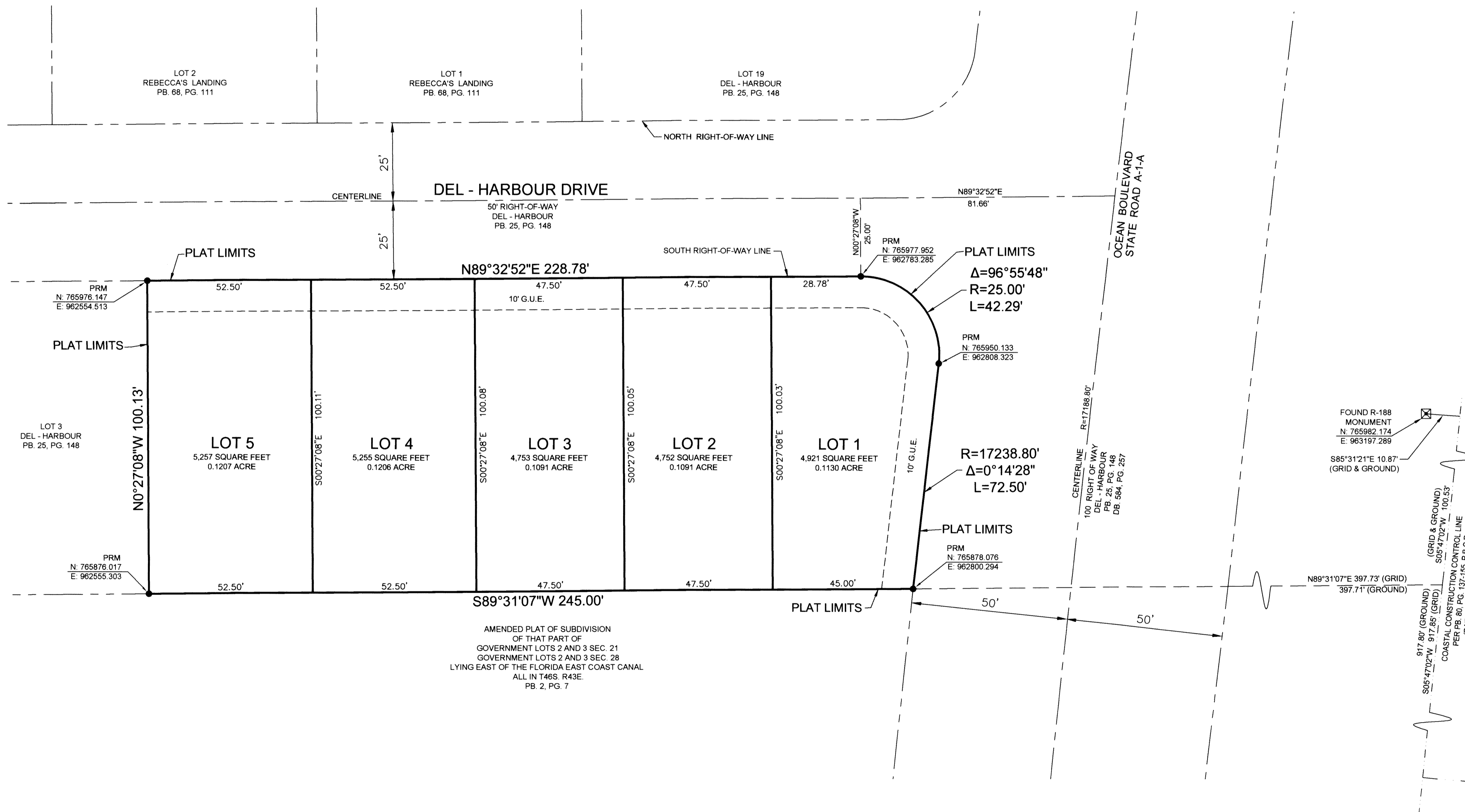
BEING A REPLAT LOTS 1 AND 2, DEL-HARBOUR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
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SHEET 2 OF 2



NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 WITH THE 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00004926
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N: 765877.899
E: 962800.585 DENOTES STATE PLANE COORDINATES
COASTAL RANGE MONUMENT LOCATIONS
R-188
N: 765982.174
E: 963197.289
LATITUDE: 26.437929°
LONGITUDE: -80.061734°
R-189
N: 764960.111
E: 963197.148
LATITUDE: 26.435117°
LONGITUDE: -80.061757°

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- 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.
- 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.
- PRM - PERMANENT REFERENCED MONUMENT SET 5/8" IRON ROD AND CAP STAMPED PRM LB3591
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE COASTAL CONSTRUCTION CONTROL LINE PER MISC. MAP BOOK 80, PAGES 137-155, PALM BEACH COUNTY RECORDS (DATED: AUGUST 22, 1997).
- SET MAG NAIL AND DISK STAMPED PRM LB3591 LOTS 1, 2, AND 3 ARE, AS OF THE DATE OF THIS PLAT, ZONED 'RM (MEDIUM HIGH DENSITY RESIDENTIAL)' WITH A FUTURE LAND USE DESIGNATION OF 'MD - MEDIUM DENSITY RESIDENTIAL' AND LOTS 4 AND 5 ARE, AS OF THE DATE OF THIS PLAT, ZONED 'RL (MEDIUM DENSITY RESIDENTIAL)' WITH A FUTURE LAND USE DESIGNATION OF 'LD - LOW DENSITY RESIDENTIAL'.

"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.

LEGEND/ABBREVIATIONS:

- R - RADIUS
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- DB - DEED BOOK
- G.U.E. - GENERAL UTILITY EASEMENT
- LB - LICENSED BUSINESS
- NAD 83 - NORTH AMERICAN DATUM OF 1983
- PB. - PLAT BOOK
- PG. - PAGE