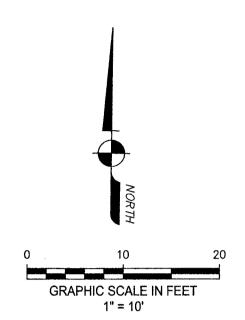
CENTENNIAL SQUARE BEING A REPLAT OF LOT 23 AND A PORTION OF LOT 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LANDS SITUATE AND BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. WEST 1/4 CORNER **SECTION 16-46-43** S.E. 2nd STREET 50' PUBLIC RIGHT-OF-WAY (P.B. 2/19, P.B.C.R.) NORTH LINE OF-LOT 24, BLOCK 103 -R=25.00' Δ=90°51'00" -PLAT LIMITS N.W. CORNER-NORTH LINE OF LOTS 23 & 24, BLOCK 103 (P.B. 2/19, P.B.C.R.) LOT 24, BLOCK 103 L=39.64' (P.B. 2/19, P.B.C.R.) N89°18'26"E 107.13' N89°18'26"E 1349.87' N00°41'34"W 28.71 -10' G.U.E. -10' G.U.E. **LESSOUT** S89°18'26"W 80.72' A PORTION OF LOT 24, BLOCK 103 20' (P.B. 2/19, P.B.C.R.) N45°41'34"W S44°18'26"W_ R/W DEDICATION - Q OF 6' PRIVATE 21.10 (O.R.B. 33948/943, P.B.C.R.) DRAINAGE EASEMENT P.O.B.-(LESSOUT) UNIT 2 4,069 SQUARE FEET (0.093 ACRES) S8918'26"W S89/18'26"W 11.00' 11.00' UNIT 1 UNIT 3 4,950 SQUARE FEET 4,885 SQUARE FEET (0.114 ACRES) (0.112 ACRES) S88°27'26"W −S8918'26"W S8918'26"W-1.33' √ Q OF 6' PRIVATE DRAINAGE EASEMENT Q OF 6' PRIVATE T DRAINAGE EASEMENT S89°18'26"W 37.32' S89°18'26"W 37.76' S45°41'34"E= N00°41'34"W-S89°18'26"W 50.19' S89°18'26"W 74.00' S00°41'34"E 3.92' P.O.B. S89°18'26"W 132.50' P.O.C. (LESSOUT) S.W. CORNER 4' PRIVATE ACCESS EASEMENT 6' UTILITY EASEMENT LOT 24, BLOCK 103 (P.B. 2/19, P.B.C.R.) SOUTH LINE OF LOTS 23 & 24, BLOCK 103 (P.B. 2/19, P.B.C.R.) REMAINDER OF BLOCK 103 ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY, FLORIDA (P.B. 2/19, P.B.C.R.) S89"18'26"W 132.50' SOUTHWEST CORNER SECTION 16-46-43 S.E. 3rd STREET 50' PUBLIC RIGHT-OF-WAY (P.B. 2/19, P.B.C.R.)

THIS INSTRUMENT WAS PREPARED BY; MARISHA M. KREITMAN, P.S.M. AVIROM & ASSOCIATES, INC.

SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594



SHEET 2 OF 2

ACREAGE TABLE

UNIT	SQUARE FEET	ACRES
UNIT 1	4,950	0.114
UNIT 2	4,069	0.093
UNIT 3	4,885	0.112
TOTAL	13,904	0.319

SURVEYOR'S NOTES:

- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY,
- 2. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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. 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. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, ALOFT HOTEL PLAT, RECORDED IN PLAT BOOK 123, PAGES 48-49, P.B.C.R., BASED ON THE WEST LINE OF SAID PLAT HAVING A BEARING OF S01°32'34"E.
- 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- 7. 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
- 8. 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.

WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

- 9. ABBREVIATION LEGEND: $\mathbb{Q} = \text{CENTERLINE}$; $\Delta = \text{CENTRAL}$ ANGLE; C.M. = CONCRETE MONUMENT; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; MS. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL SURVEYOR & MAPPER; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY.
- ☐ INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE

O INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM L.B. 3300," UNLESS OTHERWISE STATED.

NOTICE:

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.