

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	April 2, 2013	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

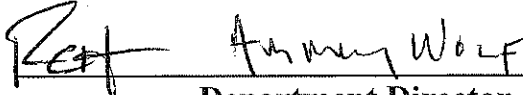
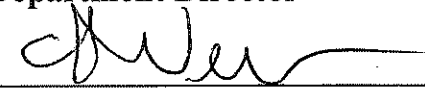
Motion and Title: Staff recommends motion to approve: the South County Courthouse Complex Expansion re-plat.

Summary: In November 2002, the County, the City of Delray Beach (City), the Delray Beach Public Library (Library) and the Delray Beach Community Redevelopment Agency (CRA) entered into an Agreement (R2002-1980) regarding the design, construction, operation and future expansion of parking facilities to serve the South County Courthouse, a new library and the future redevelopment on West Atlantic Avenue. The Agreement provided for construction of a parking garage and surface parking on County owned land to meet the needs of the Courthouse expansion and the Library which is located on an adjacent parcel owned by the City. The expansion of the parking facilities and construction of the library were completed in 2004 and 2005, respectively. As a condition of the City's approval for the construction of the parking garage and the Library, the City required that the City-owned and County-owned parcels be re-platted. The County will sign the plat as one of the property owners. **(PREM)**
District 7 (HJF)

Background and Justification: In November 2002, the County, the City, the Library and the CRA entered into an Agreement to construct and operate parking facilities for use by employees and visitors to the Courthouse and Library. Under the Agreement, the City has the obligation to abandon two alleys which will allow for inclusion of the alleys into the County's and City's properties. The abandonments will be accomplished through this re-plat. The City is expected to sign the plat at their April 16, 2013, commission meeting.

Attachments:

1. Location Map
2. Aerial Map
3. Plat

Recommended By:		3/8/13
	Department Director	Date
Approved By:		3/15/13
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

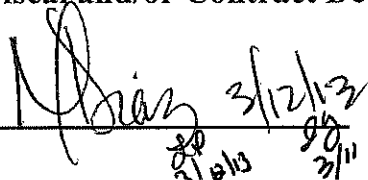
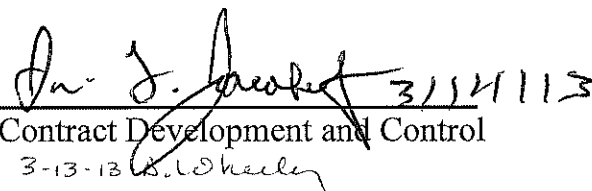
B. Recommended Sources of Funds/Summary of Fiscal Impact:

No fiscal impact.

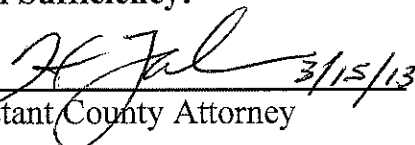
C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 _____ OFMB	 _____ Contract Development and Control 3-13-13 S. L. Wheeler
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B. Legal Sufficiency:



Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

TWP
46

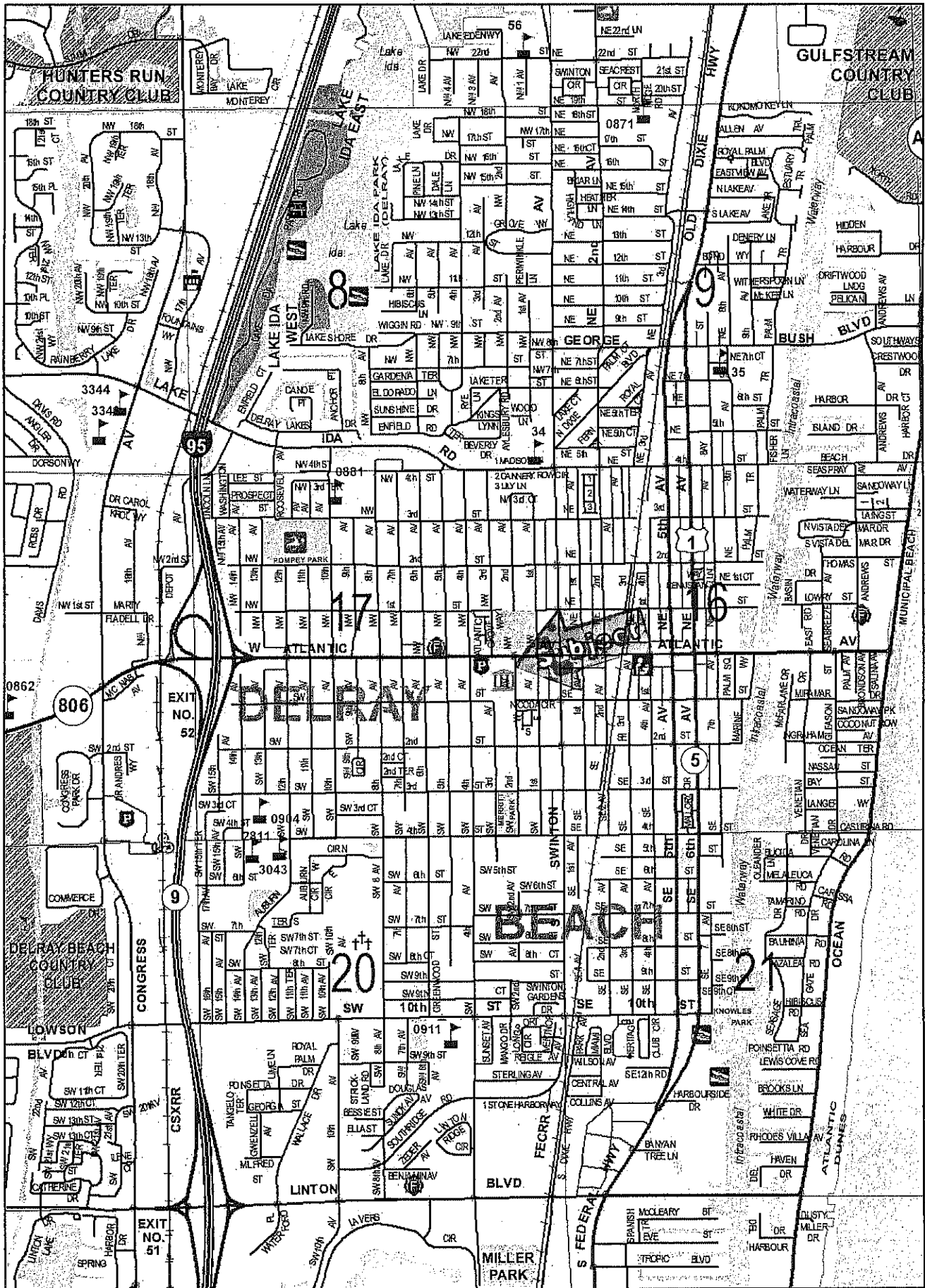
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46

TWP
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34

35

36



II

This aerial photograph provides a detailed view of the downtown area of South County, Georgia. The map is oriented with North at the top. Key features include:

- Library:** Located in the upper left quadrant, near the intersection of N Swinton Ave and W Atlantic Ave.
- South County Courthouse:** A large, multi-story building with a prominent central tower, situated in the center-left of the map.
- Surface Parking:** A large, rectangular paved area located to the east of the courthouse, between W Atlantic Ave and S Swinton Ave.
- Parking Garage:** A multi-story structure located south of the surface parking area, near the intersection of S Swinton Ave and S 2nd Ave.
- Streets:** Major streets shown include N Swinton Ave (running north-south), W Atlantic Ave (running east-west), and S Swinton Ave (running north-south). Other streets labeled include N 1st Ave, N 2nd Ave, N 3rd Ave, S 1st Ave, S 2nd Ave, S 3rd Ave, and S 4th Ave.
- Highway:** A highway marker for 806 is visible on W Atlantic Ave.

South County
Courthouse

Surface Parking

Parking Garage

SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION

Being a Re-plat of a portion of Block 53 of the plat "MAP OF THE TOWN OF LINTON, FLORIDA" (Plat Book 1, Page 3, Palm Beach County, Florida Records)
Situate in Section 17, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION, BEING A RE-PLAT OF A PORTION OF BLOCK 53 OF THE PLAT "MAP OF THE TOWN OF LINTON" (PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS), SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 53, TOWN OF LINTON, NOW KNOWN AS DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 20 FEET OF LOTS 1 AND 2, BLOCK 53, ACCORDING TO THE RIGHT-OF-WAY MAP FOR STATE ROAD 9-BOB (ATLANTIC AVENUE) AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 93550-2801 IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND THAT PART OF SAID LOT 1, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND TANGENT TO THE WEST LINE OF SAID LOT 1.

TOGETHER WITH:

LOTS 3 AND 4, BLOCK 53, TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 3, (THE TOWN OF LINTON IS NOW KNOWN AS DELRAY BEACH), LESS THAT PART OF SAID LOTS CONVEYED TO THE STATE OF FLORIDA FOR RIGHT OF WAY OF STATE ROAD NO. 806 IN OFFICIAL RECORDS BOOK 1805, PAGE 226, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 20 FEET OF LOTS 3 AND 4, BLOCK 53, ACCORDING TO THE PLAT OF ORIGINAL TOWN OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND THAT PART OF SAID LOT 4 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, AND TANGENT TO THE EAST LINE OF SAID LOT 4.

TOGETHER WITH:

LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 53, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 11, 12 AND THE NORTH 50 FEET OF LOT 13, BLOCK 53, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 24.7 FEET OF LOT 13, AND ALL OF LOTS 14, 15 AND 16, BLOCK 53, CITY OF DELRAY BEACH (FORMERLY LINTON), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE 16 FOOT ALLEYS LYING WITHIN BLOCK 53, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING:

ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NO. 806 DEEDED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 17715, PAGE 629 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTIONS OF BLOCK 53, TOWN OF LINTON, NOW KNOWN AS DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 53; THENCE N 00°00'47" E, ALONG THE EAST RIGHT-OF-WAY LINE OF S.W. 2ND AVENUE, FORMERLY KNOWN AS BOWERS STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 556.73 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°04'54"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.63 FEET TO THE POINT OF TANGENCY; THENCE S 89°09'30" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 17715, PAGES 629 THROUGH 633, OF SAID PUBLIC RECORDS, A DISTANCE OF 231.92 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°08'03"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.80 FEET TO THE POINT OF TANGENCY; THENCE N 89°08'33" E, RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 5.00 FEET; THENCE S 00°01'27" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 1ST AVENUE, FORMERLY KNOWN AS TRAYNOR STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 557.63 FEET; THENCE N 89°08'55" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. 1ST STREET, FORMERLY KNOWN AS RAYMOND STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 287.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA CONTAINING 166,721 SQUARE FEET (3.827 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DO HEREBY DEDICATE, RESERVE, ABANDON, AND VACATE AS FOLLOWS:

TRACT "A" AND TRACT "B" (RESERVED)

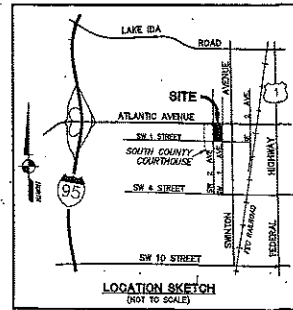
TRACT "A" AND TRACT "B", AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNERS, ITS SUCCESSORS AND ASSIGNS FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE CITY OF DELRAY BEACH, FLORIDA, PLANNING AND ZONING DEPARTMENT.

TRACT "C" (RIGHT-OF-WAY DEDICATION)

TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH, FLORIDA.

ALLEY WAYS (ABANDON AND VACATE)

THIS REPLAT, AS APPROVED BY THE CITY OF DELRAY BEACH, FLORIDA, HEREBY ABANDONS AND VACATES THE ALLEY WAYS IN BLOCK 53 AS SHOWN ON THE PLAT OF MAP OF THE TOWN OF LINTON, FLORIDA RECORDED IN PLAT BOOK 1, PAGE 3, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.



IN WITNESS WHEREOF, THE CITY OF DELRAY BEACH, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR OF THE BOARD AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS 1-30-13 DAY OF 2013.

CITY OF DELRAY BEACH, FLORIDA

WITNESS:
PRINT NAME:

BY: MAYOR

WITNESS:
PRINT NAME:

ATTEST: CITY CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF DELRAY BEACH, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 1-30-13 DAY OF 2013.

MY COMMISSION EXPIRES:

NOTARY SEAL

(PRINT NUMBER)

NOTARY PUBLIC

IN WITNESS WHEREOF, AS TO TRACT "B" AND THE SOUTH 448.40 FEET OF TRACT "C" ONLY, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO THIS 1-4-13 DAY OF 2013.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS

BY:

STEVEN L. ABRAMS, MAYOR

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED STEVEN L. ABRAMS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF DELRAY BEACH, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID POLITICAL SUBDIVISION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID POLITICAL SUBDIVISION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID POLITICAL SUBDIVISION, WITNESS MY HAND AND OFFICIAL SEAL THIS 1-4-13 DAY OF 2013.

MY COMMISSION EXPIRES:

NOTARY SEAL

(PRINT NUMBER)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JANUARY, 2013

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL CERTIFICATION OF THE SUBDIVISION 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.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this 1-30-13 day of 2013, and duly recorded in Plat Book _____ Pages _____ through _____

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

SHEET 1 OF 2

TITLE CERTIFICATION

STEVEN D. RUBIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1-30-13

BY:

STEVEN D. RUBIN
PRINT NAME: STEVEN D. RUBIN
ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH

THIS PLAT OF "SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION", WAS APPROVED ON THE _____ DAY OF _____, A.D. 2013, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR:

ATTEST:

CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY:

DIRECTOR OF PLANNING AND ZONING

BY:

CHAIRPERSON, PLANNING AND ZONING BOARD

BY:

CITY ENGINEER

BY:

CITY OF DELRAY BEACH FIRE MARSHAL

BY:

DIRECTOR, ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION", AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: 1-4-13

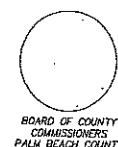
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CALFIELD & WHEELER, INC.
L.B. NO. 3591

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: 1-4-13

KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 6328
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300



SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION

Being a Re-plot of a portion of Block 53 of the plat 'MAP OF THE TOWN OF LINTON, FLORIDA' (Plat Book 1, Page 3, Palm Beach County, Florida Records)
Situate in Section 17, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____, 2013,
and duly recorded in Plat Book
_____, Pages _____ through _____

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

SHEET 2 OF 2

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83,
1980 ADJUSTMENT
ZONE - FLORIDA EAST ZONE
COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE
MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00004913
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE THREE (3) CONTROL P.R.M.'S SHOWN HEREON ARE BASED
ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM
& ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER
LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT
WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK
ON THE NORTH AMERICAN DATUM OF 1983, 1980 ADJUSTMENT.

THE FOLLOWING CONTROL STATIONS WERE CONSTRAINED
ON THE ABOVE REFERENCED SURVEY:

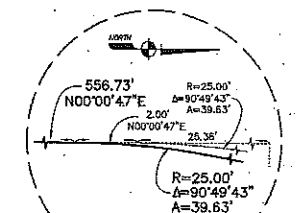
STATION	NORTHING	EASTING
MIDDLE	N 775,657.063	E 954,435.894
HORNE	N 777,273.650	E 952,758.066

PLAT TO GRID CONVERSION

132°54' = COUNTER CLOCKWISE BEARING ROTATION
(PLAT TO GRID)

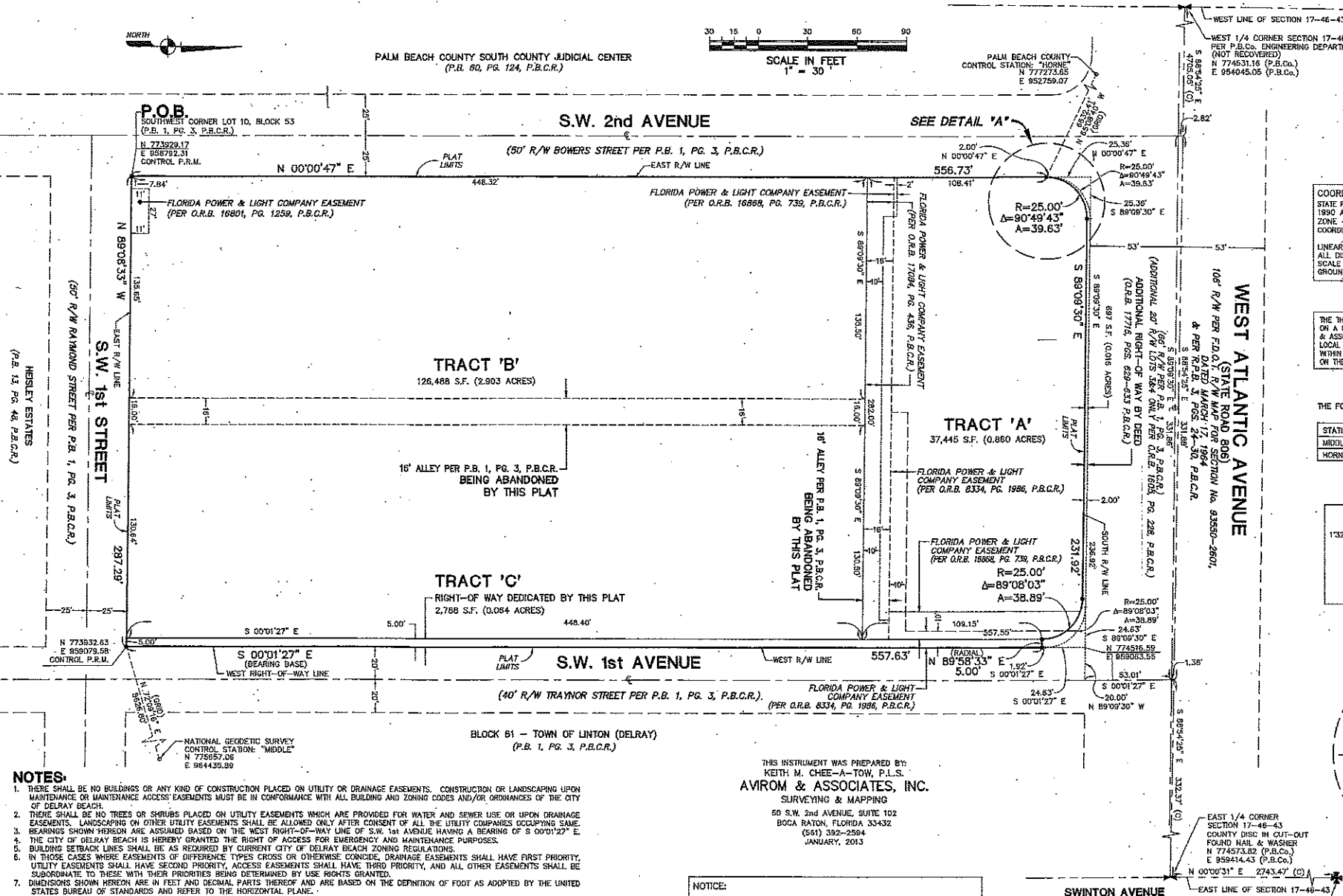
WEST R/W LINE OF S.W. 1st AVENUE

S00°01'27"E (PLAT BEARING)
S01°34'21"E (GRID BEARING)



DETAIL 'A'

(NOT TO SCALE)



NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR 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 WEST RIGHT-OF-WAY LINE OF S.W. 1st AVENUE HAVING A BEARING OF S 00°01'27" E.
- 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.
- ALL P.R.M.'S SHOWN HEREON ARE NAIL WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M." SET IN IMPERVIOUS SURFACES. DISKS WERE SET ON VARIOUS OFFSETS TO AVOID EVIDENCE OF CONCRETE WALKS AND SEAMS IN PAVEMENT BRICKS.
- ABBREVIATION LEGEND: A = ARC LENGTH; C = CENTERLINE; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C. = PALM BEACH COUNTY; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.B. = PAGE; P.B.S. = NATIONAL GEODETIC SURVEY; P.O. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER; R = RADIAL; R.P.B. = ROAD PLAT BOOK; S.F. = SQUARE FEET.
- POST RECORDING OF THIS PLAT, PALM BEACH COUNTY WILL CONVEY ITS INTEREST IN THE 16' ALLEY RUNNING EAST AND WEST LOCATED IN THE SOUTHERN LIMITS OF TRACT 'A' WHICH IS BEING ABANDONED BY THIS PLAT TO THE CITY OF DELRAY BEACH BY COUNTY DEED, SUBJECT TO A REVERTER CLAUSE.

SYMBOL LEGEND:

- INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."
- INDICATES SET PERMANENT REFERENCE MONUMENT, A 4" X 24" REINFORCED CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
60 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 382-2584
JANUARY, 2013

NOTICE:

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