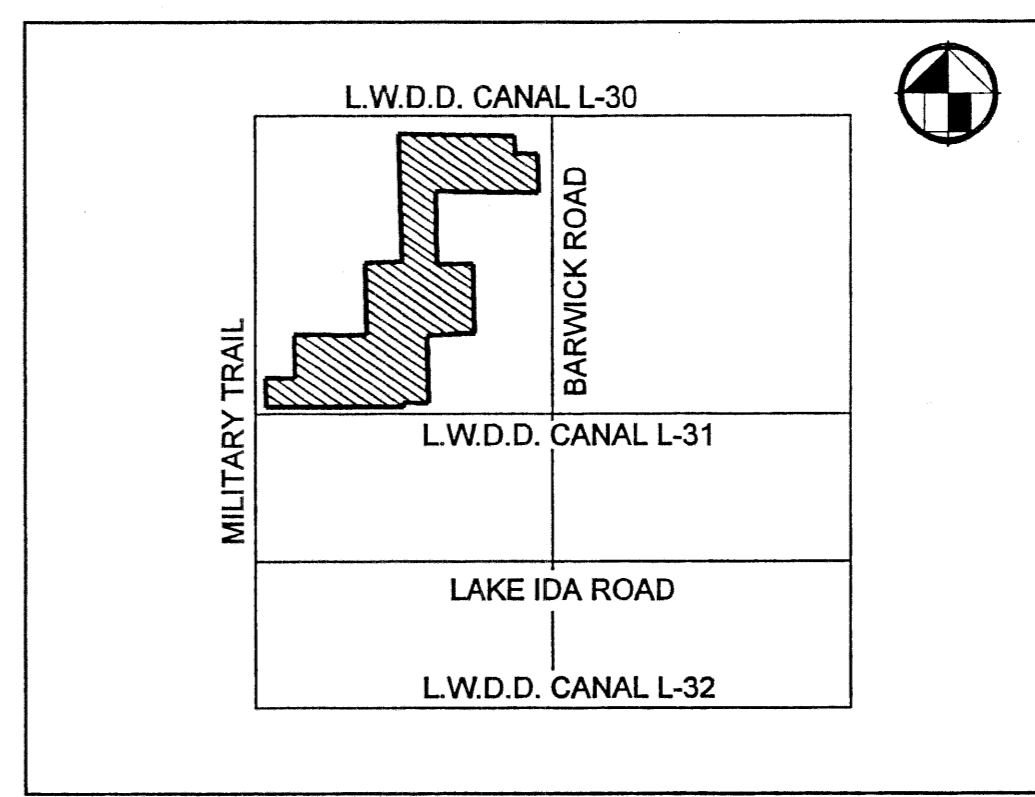




SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
951 Broken Sound Parkway, Suite 108
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

BEXLEY PARK
A PORTION OF THE NORTHWEST ONE-QUARTER OF
SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42, EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
FEBRUARY, 2004



LOCATION MAP
S 12, T. 46S, R. 42E
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:00 AM
THIS 25 DAY OF MAY
2004, AND DULY RECORDED
IN PLAT BOOK 102 ON PAGES
48 THROUGH 56.
DOROTHY H. WILKEN, CLERK
By: Maria S. Johnson

SHEET 1 OF 9

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON, SHOWN HEREON AS "BEXLEY PARK" BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER; THENCE SOUTH 89°52'53" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 72.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°42'35" WEST, ALONG A LINE 72.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 268.27 FEET; THENCE SOUTH 89°47'53" EAST, ALONG THE NORTH LINE OF THE SOUTH TWO-FIFTHS OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 260.85 FEET; THENCE NORTH 0°46'34" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 401.85 FEET; THENCE SOUTH 89°40'21" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER AND THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 664.81 FEET; THENCE NORTH 0°54'34" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 667.35 FEET; THENCE SOUTH 89°27'45" EAST, A DISTANCE OF 331.65 FEET; THENCE NORTH 0°58'35" WEST, A DISTANCE OF 1,191.98 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH AND EAST BOUNDARIES OF "WINTERPLACE, A P.U.D." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 AT PAGES 179 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 89°02'23" EAST, ALONG A LINE 140.25 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1,072.14 FEET; THENCE SOUTH 1°14'48" EAST, ALONG A LINE 249.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 162.27 FEET; THENCE SOUTH 89°02'23" EAST, ALONG A LINE 302.40 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 209.16 FEET; THENCE SOUTH 1°14'48" EAST, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 361.43 FEET; THENCE NORTH 89°10'46" WEST, A DISTANCE OF 952.74 FEET; THENCE SOUTH 1°02'37" EAST, A DISTANCE OF 664.50 FEET; THENCE SOUTH 89°24'48" EAST, A DISTANCE OF 331.61 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH, WEST AND SOUTH BOUNDARIES OF "GOLF CLUB ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25 AT PAGE 235 OF SAID PUBLIC RECORDS); THENCE SOUTH 1°06'11" EAST, ALONG THE WEST LINE OF "BARWICK RANCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGES 61 AND 62 OF SAID PUBLIC RECORDS, A DISTANCE OF 662.59 FEET; THENCE NORTH 89°40'21" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 432.47 FEET; THENCE SOUTH 0°58'35" EAST, A DISTANCE OF 625.30 FEET; THENCE NORTH 89°52'53" WEST, ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 232.17 FEET; THENCE SOUTH 0°52'55" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 40.01 FEET; THENCE NORTH 89°52'53" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1,260.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 55.178 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS R-1 AND R-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, AS PUBLIC RIGHT-OF-WAY FOR STREET, UTILITY AND DRAINAGE PURPOSES.
2. TRACT L, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR WATER MANAGEMENT PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
3. TRACTS B-1, B-2, B-3, B-4, AND B-5 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE AND OPEN SPACE PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
4. TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
5. TRACTS C-1 AND C-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR USE AS A PUBLIC PARK. TRACT C-1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 16565 AT PAGE 1414 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
6. TRACTS S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-17 AND S-18 ARE HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR OPEN SPACE, PARKING AND ACCESS PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. IN ADDITION, SAID TRACT S-17 IS ALSO DEDICATED TO SAID ASSOCIATION FOR RECREATION PURPOSES.
7. TRACTS A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9 AND A-10 ARE HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR ACCESS AND DRAINAGE PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT TO ACCESS AND/OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACTS.
8. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, AND MAINTENANCE OF OTHER UTILITIES.
9. THE HOMEOWNERS' ASSOCIATION DRAINAGE EASEMENTS (HOA D.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, TO BE MAINTAINED BY SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
10. THE 20.00 FOOT ACCESS AND GARAGE EASEMENTS (20' A.G.E.'s), AS SHOWN HEREON, ON LOT 1 OF EACH OF BLOCKS 3 THROUGH 29, HEREOF, ARE HEREBY DEDICATED TO THE OWNERS OF LOT 3 OF THE SAME BLOCK HEREOF, FOR ACCESS TO AND USE OF THE GARAGE FOR LOT 3 OF THE SAME BLOCK HEREOF. THIS EASEMENT EXTENDS FROM THE FINISHED FLOOR OF SAID GARAGE, VERTICALLY APPROXIMATELY NINE FEET TO THE CEILING OF THE FIRST FLOOR.

- 11. THE 9.83 FOOT ACCESS AND GARAGE EASEMENTS (9.83' A.G.E.'s), AS SHOWN HEREON, ON LOT 1 OF EACH OF BLOCKS 3 THROUGH 29, HEREOF, ARE HEREBY DEDICATED TO THE OWNERS OF LOT 2 OF THE SAME BLOCK HEREOF, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND USE OF THE GARAGE FOR LOT 2 OF THE SAME BLOCK HEREOF. THIS EASEMENT EXTENDS FROM THE FINISHED FLOOR OF SAID GARAGE, VERTICALLY APPROXIMATELY NINE FEET TO THE CEILING OF THE FIRST FLOOR.
12. LOTS 1 THROUGH 101, BLOCK 1; LOTS 1 THROUGH 82, BLOCK 2, AND LOTS 1, 2 AND 3 OF BLOCKS 3 THROUGH 29, ARE HEREBY DEDICATED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
13. THE SAFE-SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR TRAFFIC SAFETY PURPOSES.
14. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN ACCESS PURPOSES.
15. THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS AND MAINTENANCE OF THE WATER MANAGEMENT TRACT.
16. ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.
17. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES.
18. A DRAINAGE EASEMENT OVER TRACT L, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR DRAINAGE PURPOSES.
19. THE ROOF ENCROACHMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER(S) OF THE LOT(S) ABUTTING EACH EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE(S).
20. THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE PURPOSES.
21. THE EASEMENTS DESIGNATED AS FPLB WSE ARE HEREBY DEDICATED TO FLORENCE POWER AND LIGHT CO. AND THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER, SEWER, AND FLORIDA POWER AND LIGHT CO. UTILITIES.

IN WITNESS WHEREOF, D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF March, 2004.
D.R. HORTON, INC.
A DELAWARE CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA

ATTEST: Ralph Roca, Secretary; Paul Romanowski, President; Amy Hetzel, Vice-President.
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND RALPH ROCA, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2004.

MY COMMISSION EXPIRES: MAY 28, 2007
COMMISSION NUMBER: DD216806
NOTARY PUBLIC
Amy Hetzel

REVIEWING SURVEYOR'S STATEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT AS REQUIRED BY CHAPTER 177.091 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES.
DATE: March 9, 2004
DAVID P. LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
LICENSE NO. LS5005
CAULFIELD AND WHEELER, INC.

AREA TABLE
LOTS 1-101 BLOCK 1 570860 SF 13.105 ACRES
LOTS 1-82 BLOCK 2 164825 SF 3.784 ACRES
LOTS 1-3 BLOCKS 3-29 97074 SF 2.229 ACRES
TRACTS A-1 - A-10 210378 SF 4.830 ACRES
TRACTS B-1 - B-5 101000 SF 2.321 ACRES
TRACTS C-1 & C-2 486042 SF 11.158 ACRES
TRACT D 24073 SF 0.553 ACRES
TRACT L 164625 SF 3.779 ACRES
TRACTS R-1 & R-2 397247 SF 9.120 ACRES
TRACTS S-1 - S-18 187323 SF 4.300 ACRES
TOTAL 2403547 SF 55.178 ACRES

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 11th DAY OF March, 2004.
BEXLEY PARK MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: (AS TO BOTH) Michael Humphries, President; Alice Allen, Secretary.
PRINT NAME: Kerry A. Greer; Karl Albertson

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Michael Humphries and Alice Allen, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Secretary of the BEXLEY PARK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2004.

MY COMMISSION EXPIRES: MAY 28, 2007
COMMISSION NUMBER: DD216806
NOTARY PUBLIC
Amy Hetzel

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT OF "BEXLEY PARK", AS APPROVED ON THE 17th DAY OF FEB, 2004, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.
ATTEST: Paul Dolug, Mayor; Paul Dolug, City Engineer; Joe Waddow, Director of Parks and Recreation.
DIRECTOR OF PLANNING & ZONING
CHAIRPERSON PLANNING & ZONING BOARD
CITY ENGINEER
FIRE MARSHAL
DIRECTOR OF ENVIRONMENTAL SERVICES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JUAN RODRIGUEZ, 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 PROPERTY IS VESTED TO D.R. HORTON, INC., A DELAWARE CORPORATION; 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.
DATE: 3-15-04
BY: Juan Rodriguez, Attorney at Law
MEMBER OF THE FLORIDA BAR

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12-46-42, HAVING A BEARING OF NORTH 89°02'23" WEST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
04. 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 DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
06. 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.
07. ALL DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS PLAT WAS 1.0000365.

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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE WILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.
DATE: March 9, 2004
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

