

TERRACES AT DELRAY

A PLAT OF A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
AND ALSO BEING A REPLAT OF LOTS 21, 22, 23 AND 24, BLOCK 117 OF
MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 2 OF 2

JUNE 2004

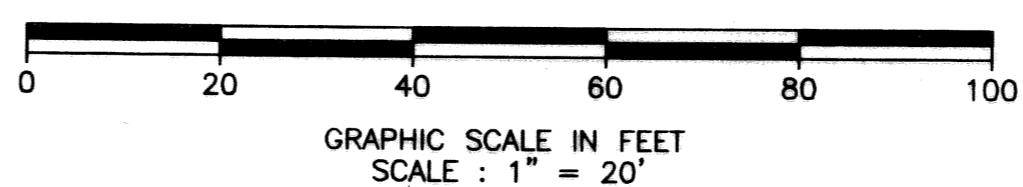
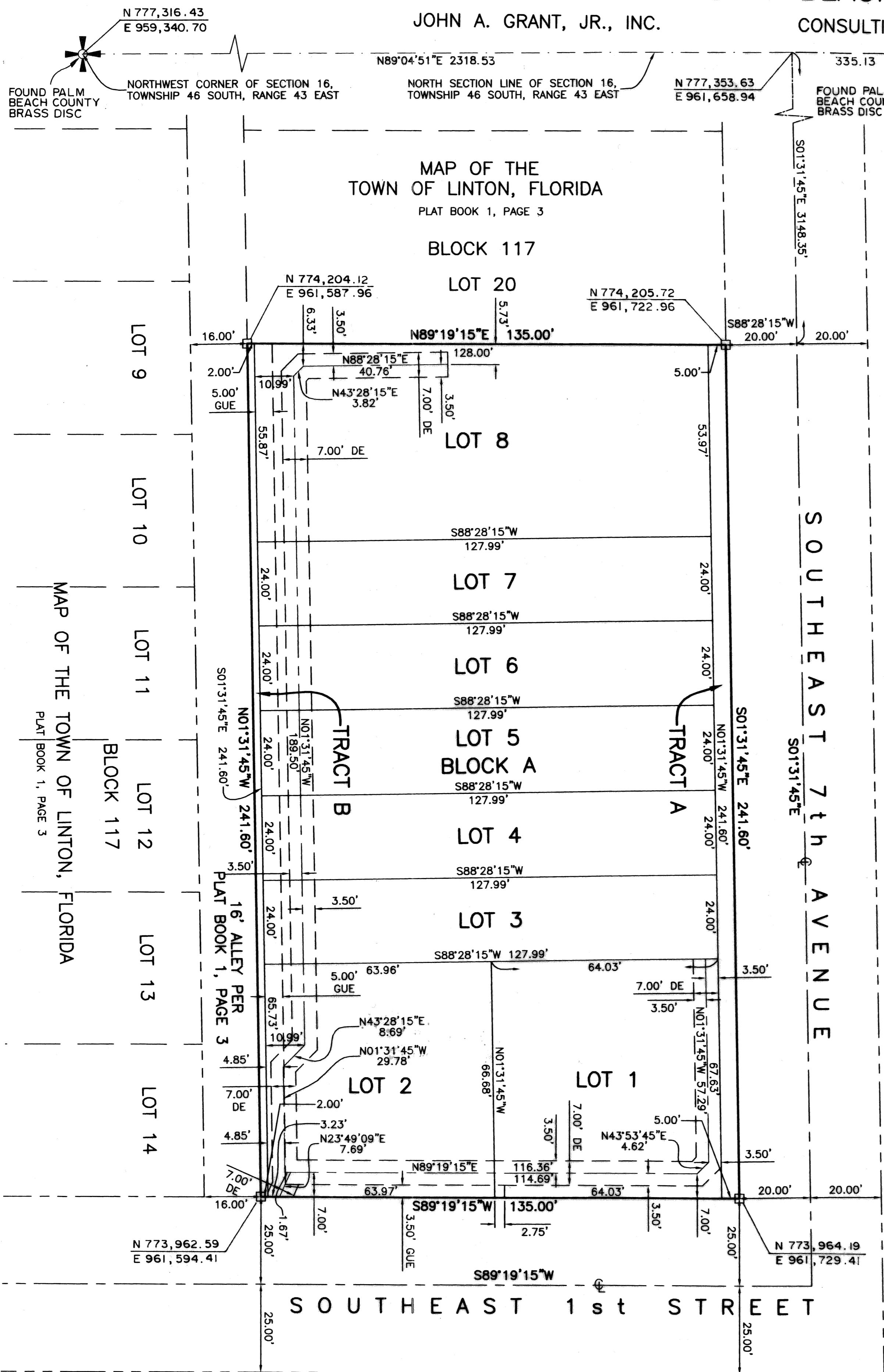
N 777,359.01
E 961,994.19

171

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF
_____ A.D. 2005 AND DULY
RECORDED IN PLAT BOOK
_____ ON PAGES _____
AND _____

SHARON R. BOCK
CLERK CIRCUIT COURT

BY : _____
DEPUTY CLERK



SURVEYORS STATEMENT

THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
TRACT A	1,208
TRACT B	483
LOT 1	4,300
LOT 2	4,235
LOT 3	3,072
LOT 4	3,072
LOT 5	3,072
LOT 6	3,072
LOT 7	3,072
LOT 8	7,028

LEGEND :

- C CENTERLINE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- DE DRAINAGE EASEMENT
- GUE GENERAL UTILITY EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°04'51"E. ALONG THE NORTH SECTION LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

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.

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.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPE 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.

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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

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.

NOTES : COORDINATES , BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 , 1990 ADJUSTMENT
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000469
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

REVISE : FEB. 23, 2005
REVISE : FEB. 8, 2005
REVISE : OCTOBER 4, 2004
REVISE : SEPTEMBER 29, 2004
REVISE : JULY 26, 2004
DATE : JUNE 4, 2004
JOB NUMBER : JG-100-9055-D
FILE NAME : \\AG7\CAUDZ\JG9055-D\TERR AT DELRAY BCH\RECORD PLAT\RECORD PLAT.DWG
LJR