

OCEAN TERRACES OF DELRAY BEACH 73

A PLAT OF A PORTION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST

AND ALSO BEING A REPLAT OF LOTS 28, 29, 30 AND 31, BLOCK ONE OF KENMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

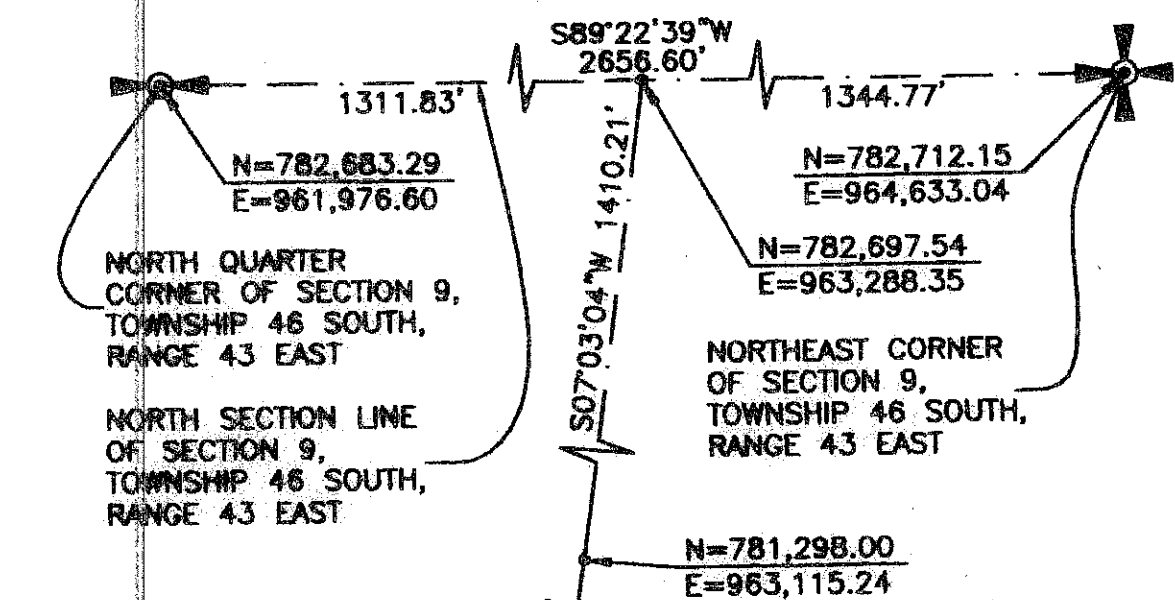
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

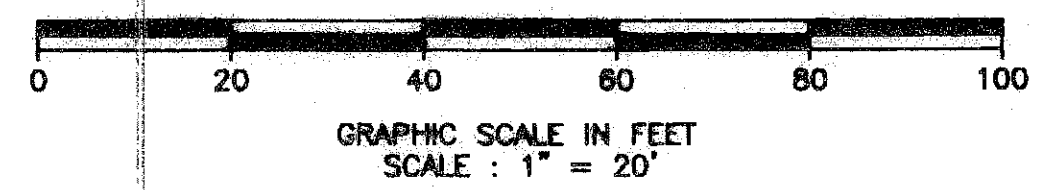
SHEET 2 OF 2
 OCTOBER 2004

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF
 _____ A.D. 2008 AND DULY
 RECORDED IN PLAT BOOK
 _____ ON PAGES _____
 AND _____
 SHARON R. BOCK,
 CLERK AND COMPTROLLER
 BY : _____
 DEPUTY CLERK



- 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

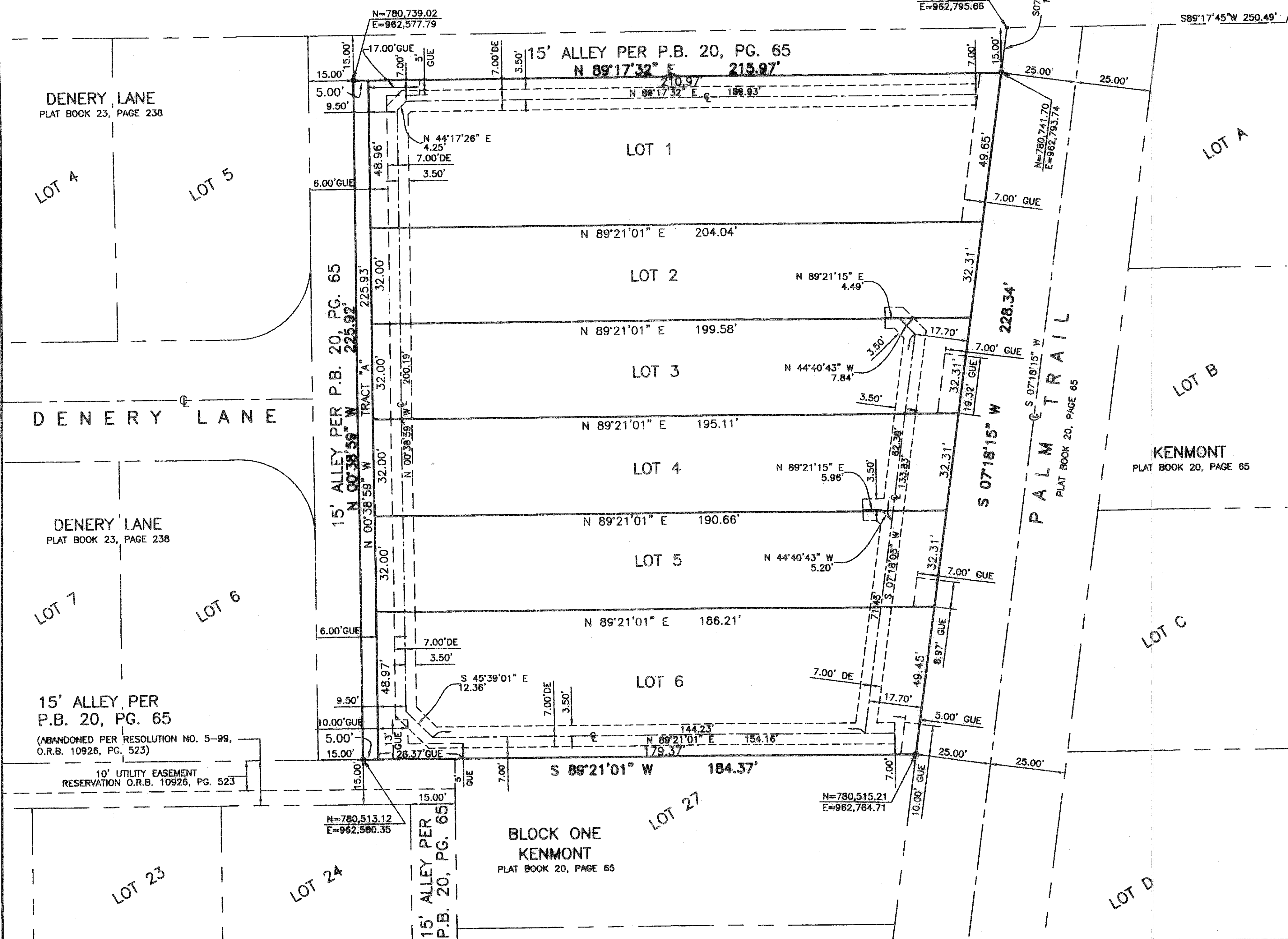
SURVEYORS STATEMENT
 THIS INSTRUMENT WAS PREPARED BY :
 FREDERICK M. LEHMAN IN THE OFFICES OF
 JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3333 NORTH FEDERAL HIGHWAY
 BOCA RATON, FLORIDA 33431
 PHONE NUMBER : (561) 395-3333
 FAX NUMBER : (561) 395-3315
 LICENSED BUSINESS NO. :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



NOTES :
 BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 89°22'39" W ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (N 1/4) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST.
 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 = 1.0000503
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
TRACT A	1,129
LOT 1	10,183
LOT 2	6,460
LOT 3	6,316
LOT 4	6,173
LOT 5	6,030
LOT 6	8,952



11/18/07
 REVISE : 10/2/07
 REVISE : 6/16/06
 REVISE : 2/13/06 RL
 DATE : 5 OCTOBER 2004
 JOB NUMBER : JC-100-9055-K
 FILE NAME : \\JAG7\CADDZ\69055-K\KENMONT\1-28 TO 31 BK 1\RECORD PLAT\RECORD PLAT.DWG
 AAJHE