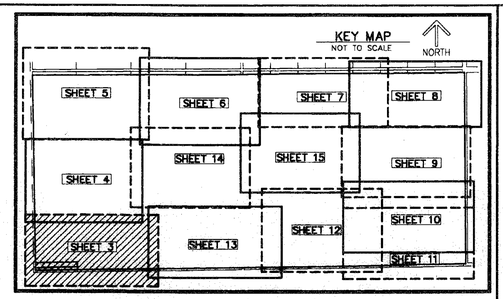
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392-1991
NOVEMBER – 2007

0941.000

DELRAY HOLDINGS 282

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF BLOCK 62, PALM BEACH FARMS COMPANY PLAT NO. 3,
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



138

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

SHEET 3 OF 15

MATCH LINE
SHEET 4 OF 15

MATCH LINE
SHEET 4 OF 15

MATCH LINE
SHEET 13 OF 15

235.00' (N.T.S.) FROM BASELINE OF SURVEY

12' F.P.L. EASEMENT RELEASED (O.R.B. 22767, PAGE 1086)

12' F.P.L. EASEMENT (O.R.B. 2014, PAGE 517)

N01°01'21"W 827.65' PRM TO PRM

N01°01'21"W

N00°54'32"W 261.79'

TRACT A

SUBJECT TO A CONSERVATION EASEMENT, AS RECORDED IN O.R.B. 22785, PAGES 1021-1051, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

N00°54'32"W 220.70'

N00°56'52"E 153.01'

TRACT P4

Δ=90°00'00" R=50.00' L=78.54'

N50°44'54"W 111.12'

S89°07'26"W 124.30'

Δ=36°52'12" L=32.18'

Δ=53°07'48" L=46.36'

N00°52'34"W 54.40'

N00°56'00"E 53.98'

20' LME

N89°07'26"E 702.07'

20' LME

TRACT W
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE MONTICELLO FARMS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 22741, PAGE 1358, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

℄ 20' DE

N89°07'26"E 691.79'

Δ=90°00'00" R=50.00' L=78.54'

N89°07'26"E 710.63'

20' LME

675.19' TIE TO DE

UNPLATTED

STATE ROAD 7 (U.S. 441)
FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 93210-2524
RIGHT-OF-WAY WIDTH VARIES

W. RIGHT-OF-WAY LINE STATE ROAD 7

N00°56'41"W (SECTION LINE) 1861.06'

L.W.D.D. CANAL E-1
(O.R.B. 1585, PAGE 505)

WEST LINE OF BLOCK 62

25' ROAD/DITCH RESERVATION (PLAT BOOK 2, PAGES 45-54) (O.R.B. 1585, PAGE 505)

WEST LINE OF TRACTS 60, 61, 84 AND 85, BLOCK 62 (BEARING BASIS)

F.D.O.T. BASELINE OF SURVEY
SEE DETAIL ON SHEET 2 OF 15
N01°14'36"W

WEST LINE OF SECTION 6-46-42
SEE DETAIL ON SHEET 2 OF 15

656.18' TO ℄ 20' PBCUE

40' L.W.D.D. REQUIRED RIGHT-OF-WAY (O.R.B. 1732, PAGE 612)
40' L.W.D.D. EASEMENT (O.R.B. 22684, PAGE 1678)
(O.R.B. 22761, PAGE 1090)

1637.72'

2304.96'

TRACT L

TRACT P1
SUBJECT TO A CONSERVATION EASEMENT, AS RECORDED IN O.R.B. 22785, PAGES 1021-1051, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Δ=49°50'22" R=230.00' L=200.07'

N50°44'54"W 203.23'

Δ=40°07'40" R=205.00' L=143.57'

S89°07'26"W 15.14'

S00°52'34"E 30.00'

N89°07'26"E 197.65'

SET PRM
N 782355.02
E 916431.04

40.00'

462.04'

S89°07'26"W

NOT INCLUDED
O.R.B. 5684, PAGE 1503
O.R.B. 5780, PAGE 1529
A PORTION OF TRACT 85, BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

502.04'

N00°23'28"W 60.00'

SET PRM
N 782362.70
E 916933.03

SET PRM
N 782302.70
E 916933.44

TRACT P1

L.W.D.D. CANAL E-1
40' RESERVATION
(O.R.B. 1994, PAGE 1663)

SET PRM
N 782295.03
E 916432.11

N01°01'21"W 34.74'

N89°07'26"E 501.38'

L.W.D.D. EASEMENT (O.R.B. 22684, PAGE 1699)

34.74'

35.58'

TRACT L3

60' REQUIRED R/W
L.W.D.D. CANAL L-29
(O.R.B. 1732, PAGE 612)

880.00'

4620.17'

L.W.D.D. EASEMENT (O.R.B. 22684, PAGE 1699)

1330.05' PRM TO PRM

3990.14'

L.W.D.D. CANAL L-30
SOUTH 24.42' OF TRACT 87
(O.R.B. 6495, PAGE 761)

SET PRM
N 782260.30
E 916432.73

235.00' (N.T.S.) FROM BASELINE OF SURVEY

S89°07'26"W 501.00'

L.W.D.D. CANAL L-30
SOUTH 25.26' OF TRACT 85
(O.R.B. 6495, PAGE 761)

N00°23'28"W 0.84'

S89°07'26"W

L.W.D.D. CANAL L-30
SOUTH 24.42' OF TRACT 86
(O.R.B. 6495, PAGE 761)

N01°01'21"W 50.26'

SOUTH LINE OF TRACTS 85-92, BLOCK 62

25.00'

L.W.D.D. CANAL L-30
(O.R.B. 1585, PAGE 505)

N89°07'26"E

25' ROAD/DITCH RESERVATION
(PLAT BOOK 2, PAGES 45-54)

5175.61'
5530.95' (CALC)

85.34'

S.W. CORNER SECTION 6-46-42
CALCULATED POSITION FROM
FROM INTERIOR BLOCK CONTROLS
N 782208.74
E 916348.39
SEE DETAIL ON SHEET 2 OF 15

SOUTH LINE OF SECTION 6-46-42
SEE DETAIL ON SHEET 2 OF 15

PALM BEACH FARMS COMPANY PLAT NO. 1
(PLAT BOOK 2, PAGE 26-29)

SET PRM
N 782267.96
E 916933.67

N00°23'28"W 0.84'

SET PRM
N 782267.12
E 916933.68

DETAIL NOT TO SCALE