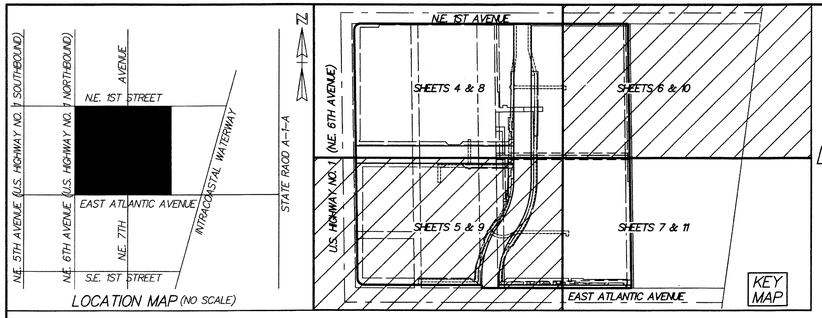

CDS DELRAY REDEVELOPMENT

BEING A REPLAT OF A PORTION OF BLOCK 116 AND A PORTION OF THE ROAD RIGHT OF WAY FOR N.E. 7TH AVENUE LYING EAST OF AND ADJACENT TO SAID BLOCK 116, TOWN OF LINTON (NOW DELRAY BEACH) (PLAT BOOK 1, PAGE 3, P.R.P.B.CO) AND ALL OF THE PLAT OF ATLANTIC PLAZA (PLAT BOOK 50, PAGE 129) (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2011

SHEET 9 OF 11

SCALE: 1" = 20'

0' 20' 40' 60'

N

LEGEND:

℄ = CENTERLINE

O.R.B. = OFFICIAL RECORD BOOK

F.P.L.CO. = FLORIDA POWER & LIGHT COMPANY

W.M.E. = WATER MAIN EASEMENT

P.R.M. = PERMANENT REFERENCE MONUMENT (4"X4" CONCRETE MONUMENT STAMPED "PRM LB353")

SWE = SIDEWALK EASEMENT

C.A. = CENTRAL ANGLE

L = ARC LENGTH

189

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____

THIS _____ DAY OF _____,

20____, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

SHARON R. BOCK, CLERK OF CIRCUIT COURT AND COMPTROLLER.

BY _____ D.C.

ATLANTIC COURT

TRACT "D"

361.21' N.90°00'00"E.

8.3' SIDEWALK EASEMENT

185.16'; N.90°00'00"E.

INGRESS AND EGRESS EASEMENT OVER TRACT "D"

10.34' N.0°00'00"E.

5.38'; N.90°00'00"E.

47.84'; N.90°00'00"E.

6.00'; N.90°00'00"E.

4.34'; N.0°00'00"E.

50.42'; S.86°58'06"E.(SWE)

6' EASEMENT TO FLORIDA POWER & LIGHT CO.

54.25'; N.0°00'00"E.

54.13'; N.0°00'00"E.

3.93'; S.45°00'00"E.

3.77' N.45°00'00"E.

4.19'; N.45°00'00"W.

INGRESS AND EGRESS EASEMENT OVER TRACT "D"

45.17'; S.0°00'00"E.

3.85'; S.45°00'00"W.

106.86'; N.90°00'00"E. (SWE)

94.50'; N.90°00'00"E.(FPL)

3.55'; N.0°00'00"E.

45.69' N.0°00'00"E.

2.98'

5.66'(FPL) N.45°00'00"W.

8.00'

5.66'; N.45°00'00"E. (FPL)

3.44'; N.90°00'00"E.

5.66'; S.45°00'00"E. (FPL)

110.17'; N.90°00'00"E.(SWE)

8' SIDEWALK EASEMENT

3.85' S.45°00'00"E.(FPL)

6.68'; N.90°00'00"E.

12.16'; N.0°00'00"E.

9.19'; N.45°00'00"E.

32.18'; S.0°00'00"E.(FPL)

6.29'; N.0°00'00"E.

2.98'; N.0°00'00"E.

N.0°00'00"E. 39.97' S.0°00'00"E. 16.80'

4.01'

5.66'(FPL) N.45°00'00"E.

SIDEWALK EASEMENT

7.32'; N.45°00'00"E.

32.18'; S.0°00'00"E. (FPL)

N.E. 7TH AVENUE

PUBLIC INGRESS/EGRESS EASEMENT AND SIDEWALK PER PLAT (LIMITED ONLY PER O.R.B. 23166, PAGE 1567)

98.17' (GUE) S.1°09'58"W.

140.62'; N.0°00'00"E.

132.62'; N.0°00'00"E.

8' SIDEWALK EASEMENT

40.32'(GUE) S.0°00'00"E.

(GUE) ARC = 120.64' C.A. = 32°27'08" RADIUS = 213.00'

CENTERLINE OF 6' GENERAL UTILITY EASEMENT

ARC = 42.77' C.A. = 16°10'36" RADIUS = 151.50'

ARC = 36.82' C.A. = 13°13'36" RADIUS = 159.50'

(FPL) ARC = 88.05' C.A. = 34°19'13" RADIUS = 147.00'

5.69' N.75°20'16"W.

5.19' N.75°20'16"W.

(FPL) ARC = 91.70' C.A. = 34°47'07" RADIUS = 151.00'

ARC = 52.56' C.A. = 19°07'08" RADIUS = 157.50'

ARC = 105.28' C.A. = 36°33'25" RADIUS = 165.00' C.B. = S.18°16'43"W.

5.70' N.53°26'35"W.

3.52' N.36°33'25"E.

24.07'; S.34°19'12"W.

ARC = 51.63' C.A. = 13°22'20" RADIUS = 218.50'

5.61'; S.76°22'50"W.

3.44'; S.31°22'53"W.

5.88'; S.13°37'10"E.

42.59'; N.24°23'17"E.

23.65'; N.34°20'17"E.

5.24'; N.53°34'09"W.

AREA = 89,882 SQUARE FEET MORE OR LESS

TRACT "E" (PRIVATE ROAD)

3.90' S.13°37'10"E.

2.53'; N.58°37'07"W.

96.67'; N.90°00'00"E.

98.35'; N.90°00'00"E.

6.00' N.90°00'00"E.

6' EASEMENT TO FLORIDA POWER & LIGHT CO.

L = 134.51' C.A. = 36°33'25" RADIUS = 210.82'

L = 139.62' C.A. = 36°33'25" RADIUS = 218.82'

L = 20.00' C.A. = 7°11'55" RADIUS = 159.18'

7.98' S.75°14'56"W.

ARC = 42.12' C.A. = 11°27'51" RADIUS = 210.50'

9.45' N.20°23'05"W.

6' SIDEWALK EASEMENT

ARC = 20.81'

4.26' N.24°52'27"E.

3.64'; N.76°22'50"E.

4.22'; S.58°37'07"E.

ARC = 130.80' C.A. = 36°33'25" RADIUS = 205.00' C.B. = S.18°16'43"W.

(FPL) ARC = 10.38' C.A. = 11°13'14" RADIUS = 53.00'

L = 22.34' C.A. = 8°28'07" RADIUS = 151.18'

(GUE) 69.82'; S.32°27'08"W.

8.75' S.75°14'56"W.

7.3' SIDEWALK EASEMENT

ARC = 8.85' (GUE) C.A. = 20°17'23" RADIUS = 25.00'

L = 71.36' C.A. = 25°55'32" RADIUS = 157.71'

ARC = 105.28' C.A. = 36°33'25" RADIUS = 165.00' C.B. = S.18°16'43"W.

(GUE) 18.58'; N.12°09'46"E.

CENTERLINE OF 6' GENERAL UTILITY EASEMENT

(GUE) 23.05'; N.4°03'15"E.

4.174' N.23°05'54"E.

(FPL) 33.86'; N.13°10'13"E.

ARC = 34.27' C.A. = 23°05'55" RADIUS = 85.00'

ARC = 31.04' C.A. = 23°05'55" RADIUS = 77.00'

(FPL) ARC = 14.25' C.A. = 13°10'13" RADIUS = 62.00'

ARC = 8.21' C.A. = 34°49'55" RADIUS = 13.50'

ARC = 5.27' C.A. = 54°54'12" RADIUS = 5.50'

29.13' N.23°05'54"E.

(FPL) ARC = 5.86' C.A. = 11°12'14" RADIUS = 47.00'

(FPL) 53.88' N.13°10'13"E.

10.34' N.0°00'00"E.

(FPL) 4.72' N.0°00'00"W.

18.00' S.0°00'00"W.

ARC = 12.87' C.A. = 13°10'13" RADIUS = 56.00'

40.00'

TRACT "F"

NON-VEHICULAR ACCESS LINE

SIDEWALK EASEMENT (PLATBOOK 50, PAGE 129)

8.0' SIDEWALK EASEMENT

141.51' N.90°00'00"E.

130.19' N.90°00'00"E.

(TRACT "C") 303.05' N.90°00'00"E.

346.10' (TRACT "F")

346.10' N.90°00'00"E.

(GUE) 17.92'; N.0°00'00"E.

TRACT "C"

CONTAINING 143,873 SQUARE FEET MORE OR LESS

TRACT "B"

CONTAINING 90,238 SQUARE FEET MORE OR LESS

℄ U.S. HIGHWAY NO. 1 (NORTHBOUND)
N.E. 6TH AVENUE

WEST LINE LOTS 1-11 AND LOT 20 AND WEST LINE OF BLOCK 116 (PLAT BOOK 1, PAGE 3)

263.60' (TRACT "B") N.0°52'16"W.

S.89°07'44"W. 12.00'

5' ADDITIONAL RIGHT OF WAY PER ROAD PLAT BOOK 2, PAGE 210

132.08' (SEWER EASEMENT)

SIDEWALK EASEMENT

135.03' N.0°52'16"W. (SEWER EASEMENT)

255.00'; N.0°00'00"E. (SWE)

SET P.R.M. (NAIL)

5'

30.0'

12' SEWER EASEMENT

134.06' N.90°00'00"E. (SEWER EASEMENT)

15.0' SIDEWALK EASEMENT

NON-VEHICULAR ACCESS LINE 131.29' (SEWER EASEMENT)

124.55' (FPL)

6.50'; S.0°00'00"E.

9.09'; S.45°00'00"W.

4.01'; N.0°00'00"E. (FPL)

4.12'; N.45°00'00"E. (FPL)

17.00' N.0°52'16"W. (SEWER)

6' EASEMENT TO FLORIDA POWER & LIGHT CO.

246.92'; N.90°E. (SWE)

(FPL) 124.00'; N.90°00'00"E.

(FPL) 127.52'; N.90°00'00"E.

9.90' N.45°W.

5.66'; N.90°E.

269.41' N.90°00'00"E. (TRACT "B")

266.36' N.90°00'00"E.

2.26'

7.00' S.0°52'00"E. 33.0'

SET P.R.M. (NAIL)

40.0'

ARC = 23.33' C.A. = 89°07'44" RADIUS = 15.00' C.B. = S.45°26'11"W.

WEST LINE OF SECTION 16, 46, 43

SET P.R.M. (NAIL)

40.0' S.0°00'00"E.

6.00' (FPL)

SOUTH LINE LOTS 20-22 (PLAT BOOK 1, PAGE 3)

SOUTH LINE LOTS 23-24 (PLATBOOK 1, PAGE 3)

℄ EAST ATLANTIC AVENUE

66' RIGHT OF WAY (PLATBOOK 1, PAGE 3)

2001.32' N.90°00'00"W.

WEST 1/4 SECTION CORNER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST