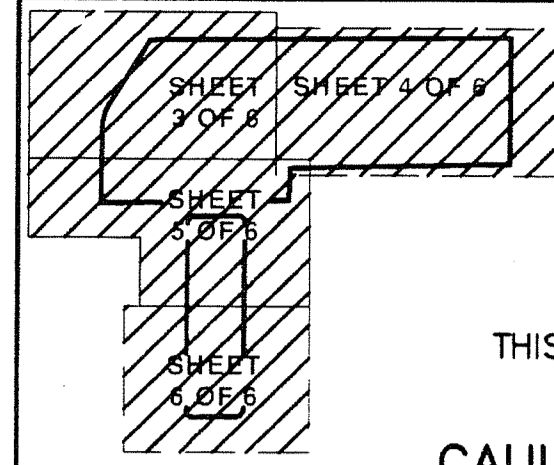


VILLAGE SQUARE AT DELRAY BEACH

A REPLAT OF TRACT "B", A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELK / KINNAIRD
 PLAT BOOK 63, PAGE 93
 AND
 A REPLAT OF A PORTION OF
 LOT 19 AND LOT 27,
 A SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 PLAT BOOK 1, PAGE 4 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



KEY MAP
 NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY
 DAVID P. LINDLEY, PLS
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 AUGUST - 2013

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO CHAPTER 421 OF THE FLORIDA STATUTES, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT TRACT "B", A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELK / KINNAIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, AT PAGE 93 AND A PORTION OF LOT 19 AND LOT 27, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 4 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE CITY OF DELRAY BEACH, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "B", A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELK / KINNAIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, AT PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF LOT 19 AND LOT 27, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE CITY OF DELRAY BEACH, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH PORTION

BEGIN AT THE SOUTHEAST CORNER OF TRACT "B", STONE STATION FLORIDA, INC, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 98, AT PAGES 129 THROUGH 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RUN ON AN ASSUMED BEARING OF N00°20'21"E ALONG THE EAST LINE OF SAID PLAT FOR A DISTANCE OF 221.88 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE EAST LINE OF SAID PLAT, NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 32°01'51" FOR AN ARC DISTANCE OF 153.74 FEET TO A POINT OF TANGENCY; THENCE N32°22'17"E ALONG THE EASTERLY LINE OF SAID PLAT FOR A DISTANCE OF 223.00 FEET; THENCE N89°29'23"E ALONG THE SOUTH LINE OF "AUBURN TRACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, AT PAGES 184 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF LOT 19 AND LOT 27, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE CITY OF DELRAY BEACH, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH THE SOUTH PORTION:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE S00°15'31"W ALONG THE NORTHERLY EXTENSION OF AND THE EAST LINE OF TRACT "B"; A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELK / KINNAIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, AT PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 75.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°15'31"W ALONG THE EAST LINE OF TRACT "B"; A LIGHT INDUSTRIAL DEVELOPMENT FOR FRANZ / DELK / KINNAIRD FOR A DISTANCE OF 639.80 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°44'11" FOR AN ARC DISTANCE OF 38.72 FEET TO A POINT OF TANGENCY; THENCE S88°59'42"W ALONG THE SOUTH LINE OF TRACT "B" OF SAID PLAT FOR A DISTANCE OF 145.16 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°54'49" FOR AN ARC DISTANCE OF 39.82 FEET TO A POINT OF TANGENCY; THENCE N00°15'31"E ALONG THE WEST LINE OF TRACT "B" OF SAID PLAT FOR A DISTANCE OF 639.80 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°44'11" FOR AN ARC DISTANCE OF 38.72 FEET TO A POINT OF TANGENCY; THENCE N88°59'42"E ALONG THE NORTH LINE OF TRACT "B" OF SAID PLAT FOR A DISTANCE OF 145.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°54'49" FOR AN ARC DISTANCE OF 39.82 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 17.49 ACRES MORE OR LESS.

HAVE CAUSED THE SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE VILLAGE SQUARE AT DELRAY BEACH AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 10 AND LOTS 12A THROUGH 18B, AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACTS A-1 AND A-2 AS SHOWN HEREON ARE HEREBY DEDICATED FOR RESIDENTIAL PURPOSES, SAID TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY BEACH HOUSING AUTHORITY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACT B-1, B-2 AND B-3 AS SHOWN HEREON ARE HEREBY DEDICATED FOR RECREATIONAL PURPOSES, SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY BEACH HOUSING AUTHORITY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACTS C-1, C-2, C-3, C-4 AND C-5 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PURPOSES, AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACTS D-1, D-2 AND D-3 AS SHOWN HEREON IS DEDICATED TO THE DELRAY BEACH HOUSING AUTHORITY ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY RESPONSE AND PARKING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY BEACH HOUSING AUTHORITY, ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACT R-1 IS HEREBY DEDICATED TO THE DELRAY BEACH HOUSING AUTHORITY AS PRIVATE STREETS TO BE OWNED AND MAINTAINED BY SAID HOUSING AUTHORITY WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITH IN SAID TRACTS.

TRACTS L-1, L-2, L-3 AND L-4 AS SHOWN HEREON ARE HEREBY DEDICATED FOR DRAINAGE RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY BEACH HOUSING AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

ALONG WITH THE FOLLOWING DESCRIBED EASEMENTS:

5' SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC USE.

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

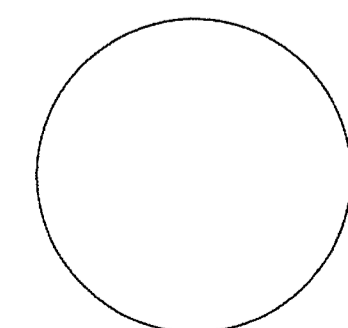
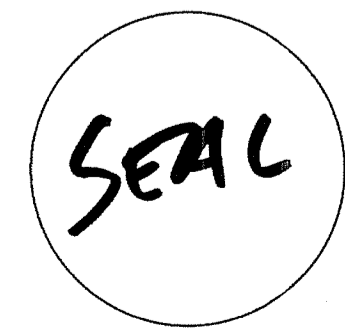
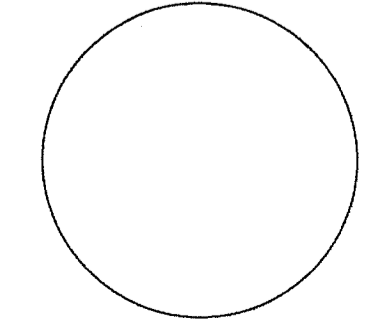
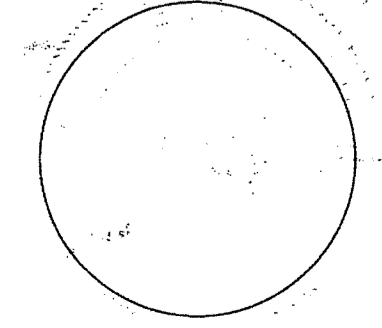
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE PURPOSE OF SITE DRAINAGE AND ARE THE MAINTENANCE OBLIGATION OF THE DELRAY BEACH HOUSING AUTHORITY WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

CITY OF DELRAY BEACH

CITY OF DELRAY BEACH HOUSING AUTHORITY

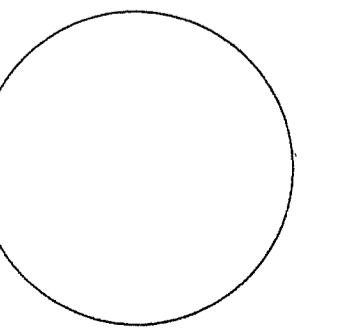
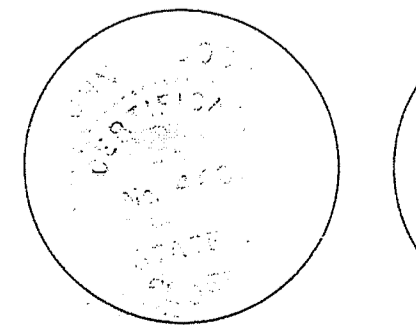
MORTGAGEE

MORTGAGEE NOTARY



REVIEWING SURVEYOR

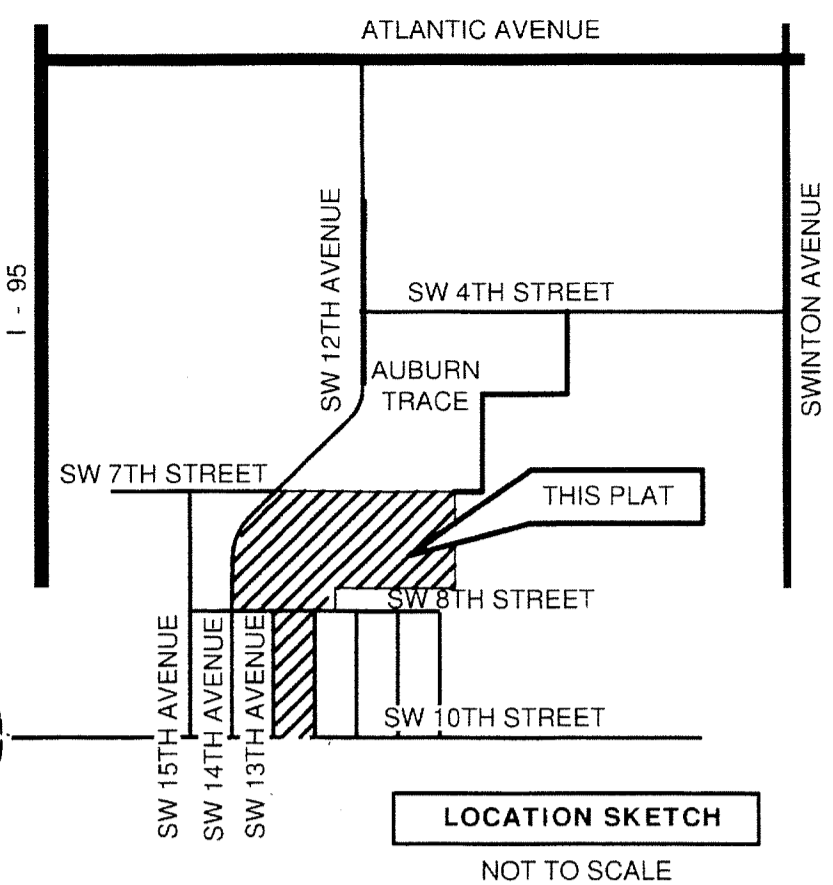
SURVEYOR



NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN HEREON ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GRID
 SCALE FACTOR = 1.0000440
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 GRID BEARINGS ARE GRID DATUM NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

N89°29'23"E (PLAT BEARING) 00°33'02" = BEARING ROTATION
 N88°58'21"E (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)
 NORTH LINE THIS PLAT



LOCATION SKETCH
 NOT TO SCALE

122

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:03 A.M.
 THIS 21 DAY OF AUGUST
 A.D. 2014 AND DULY RECORDED
 IN PLAT BOOK 118
 ON PAGES 122 THRU 127

SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: [Signature]
 DEPUTY CLERK

SHEET 1 OF 6

DEDICATION CONTINUED:

MASS TRANSIT EASEMENTS (M.T.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AREA AND LIGHTING AREA.

THE ACCESS EASEMENT ADJOINING LOTS 1 THROUGH 11 AND LOTS 12A THROUGH 18B AS SHOWN HEREON IS HEREBY DEDICATED TO THE DELRAY BEACH HOUSING AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE, INGRESS, AND EGRESS PURPOSES.

IN WITNESS WHEREOF, THE DELRAY BEACH HOUSING AUTHORITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL AFFIXED, THIS 13 DAY OF FEBRUARY, 2014.

WITNESS:

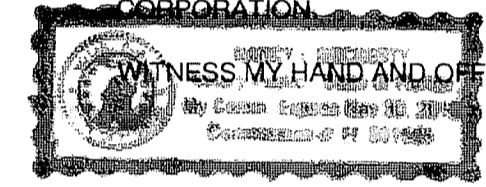
WITNESS:

BY: [Signature]
 CHAIRPERSON OF THE BOARD

ACKNOWLEDGMENT:

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE DEDICATION AS OF THE DELRAY BEACH HOUSING AUTHORITY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE DEDICATION AS SUCH MANAGER, AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF THE DELRAY BEACH HOUSING AUTHORITY AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR AUTHORITY, AND THAT THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.



WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF FEBRUARY, 2014.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY APPROVALS:

THIS PLAT OF VILLAGE SQUARE AT DELRAY BEACH WAS APPROVED ON THE 13 DAY OF FEBRUARY, A.D. 2014 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
 ATTEST: [Signature] CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED:

[Signature] 8.7.14
 DIRECTOR OF PLANNING & ZONING

[Signature] 8.7.14
 PLANNING & ZONING BOARD CHAIRPERSON

[Signature] 8/6/14
 CITY ENGINEER

[Signature]
 FIRE MARSHALL

[Signature]
 DIRECTOR OF ENVIRONMENTAL SERVICES

MORTGAGEES CONSENT:

STATE OF [Signature]
 COUNTY OF [Signature]

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 25798, AT PAGE 1213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF FEBRUARY, 2014.

WITNESS: NAME

WITNESS: NAME

ACKNOWLEDGMENT:

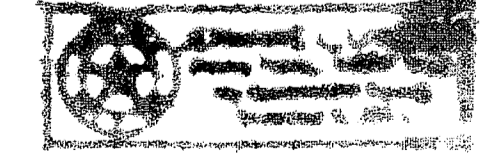
STATE OF [Signature]
 COUNTY OF [Signature]

BEFORE ME PERSONALLY APPEARED [Signature], WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF JPMORGAN CHASE BANK, NA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS [Signature] OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS 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 13 DAY OF FEBRUARY, 2014.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME



TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, JAMES E. SLATER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED A CERTIFICATE OF TITLE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COVERING THE PERIOD FROM THE BEGINNING OF TIME TO THE 29TH OF OCTOBER, 2013, AT THE HOUR OF 8:00 A.M. (THE "TITLE CERTIFICATE"), OF THE HERON DESCRIBED PROPERTY AND, BASED SOLELY ON THE TITLE CERTIFICATE, I AM OF THE OPINION THAT ON THE LAST MENTIONED DATE, (1) THE RECORD FEE SIMPLE TITLE TO THE PROPERTY IS VESTED IN THE DELRAY BEACH HOUSING AUTHORITY; (2) THE CURRENT TAXES HAVE NOT BEEN PAID; (3) THERE ARE TWO MORTGAGES OF RECORD, DESCRIBED AS (A) LEASEHOLD MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT EXECUTED BY VILLAGE SQUARE FAMILY, L.T.D., A FLORIDA LIMITED PARTNERSHIP, IN FAVOR OF JPMORGAN CHASE BANK, N.A., DATED FEBRUARY 8, 2013, AND RECORDED FEBRUARY 15, 2013, IN OFFICIAL RECORDS BOOK 25798, PAGE 1213, AND (B) DELIVERY ASSURANCE FEE MULTIFAMILY LEASEHOLD MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT EXECUTED BY VILLAGE SQUARE FAMILY, L.T.D., A FLORIDA LIMITED PARTNERSHIP, IN FAVOR OF JPMORGAN CHASE BANK, N.A., DATED FEBRUARY 8, 2013, AND RECORDED MARCH 11, 2013, IN OFFICIAL RECORDS BOOK 25859, PAGE 1978, AS ASSIGNED TO IMPACT C.I.L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY ASSIGNMENT OF DELIVERY ASSURANCE FEE MULTIFAMILY LEASEHOLD MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RECORDED APRIL 12, 2013, IN OFFICIAL RECORDS BOOK 25843, PAGE 188, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND (4) THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ JAMES E. SLATER
 ATTORNEY, STATE OF FLORIDA

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 HAVE BEEN SET ACCORDING TO SEC. 177.081(9), 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, FLORIDA.

DATED: 5-13-14

CAULFIELD & WHEELER, INC.
 CERTIFICATE OF AUTHORIZATION #LB 3591

DAVID P. LINDLEY
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5005
 STATE OF FLORIDA

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "VILLAGE SQUARE AT DELRAY BEACH", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES.

DATED: 5-14-14

AVIROM & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO LB3300

JOHN DOOGAN
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4409
 STATE OF FLORIDA

NOTES:

- THE BEARINGS STATED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE BASED ON THE NORTH LINE OF THIS SUBJECT PROPERTY HAVING AN ASSUMED BEARING OF NORTH 89°29'23" EAST. SAID LINE IS COINCIDENT WITH THE SOUTH LINE OF VILLAGE AT DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 35 THROUGH 41, OF THE PUBLIC RECORDS OF 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, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: (A) FOUND DISC STAMPED PSM 5118 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED).
- PERMANENT CONTROL POINTS ARE SHOWN THUS: (B) NAIL AND DISC STAMPED PCP LB3591
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR 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 THE DRAINAGE EASEMENTS LYING WITHIN TRACTS B-1, C-1, C-3 AND C-4. LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- N 774796.58 INDICATES STATE PLANE COORDINATE. E 960046.23
- ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDEATION OF THIS PLAT EXCEPT PREVIOUSLY PLATTED EASEMENTS SHOWN HEREON.
- THE FPL EASEMENT SHOWN HEREON IS PROPOSED AND WILL BE RECORDED AT A LATER DATE BY A SEPERATE INSTRUMENT.
- ALL REFERENCES TO RECORDED INSTRUMENTS CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.