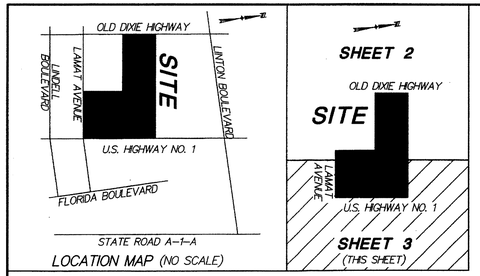

LOCATION MAP (NO SCALE)

DELRAY HONDA

BEING A REPLAT OF A PORTION OF BLOCK 14 AND A PORTION OF THE ROAD RIGHT OF WAYS FOR AVENUE F AND AVENUE G, DEL-RATON PARK, PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.CO.); A PORTION OF PLAT OF AIDEN, PLAT BOOK 29, PAGE 211 (P.R.P.B.CO.), AND LOT 1, MORSE-LAMAT PLAT, PLAT BOOK 112, PAGES 139-141 (P.R.P.B.CO.), BEING IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

MAY 2014
SHEET 3 OF 3

SCALE: 1" = 30'
0' 30' 60' 90'

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

LEGEND:

℄ = CENTERLINE

O.R.B. OFFICIAL RECORDS BOOK

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

G.U.E. = GENERAL UTILITY EASEMENT

P.R.P.B.CO. = PUBLIC RECORDS OF PALM BACH COUNTY

42

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____

THIS _____ DAY OF _____

2014, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____

SHARON R. BOCK, CLERK AND COMPTROLLER

BY _____ D.C.

MATCH LINE (SEE SHEET 2 OF 3

TRACT "A"
455,275 SQUARE FEET OR 10.45 ACRES MORE OR LESS

SHERWOOD PONTIAC PLAT NO. 1 (PLAT BOOK 83, PAGES 61-62)
NORTH LINE OF PLAT BOOK 29, PAGE 211
N.78°54'10"W. 693.00'
CUT (NO NUMBER) FOUND CROSS
NE. CORNER SECTION 29/46/43
NW. CORNER SECTION 28/46/43
2780.85' N.0°00'00"E.
FOUND PRM (NO NUMBER)
45.29'
EAST LINE SECTION 29/46/43
WEST LINE SECTION 28/46/43
222.36' N.0°00'00"E.
279.68' (TO WATER EASEMENT)
WEST RIGHT OF WAY LINE
2.0'
862.50' N.11°05'50"E.
80' RIGHT OF WAY PER PLAT BOOK 14, PAGES 9-10
℄ U.S. HIGHWAY NO. 1
900.00' N.11°05'50"E.
120' RIGHT OF WAY PER ROAD PLAT BOOK 2, PAGES 73-75
2535.26' N.0°00'00"E.
S.W. CORNER OF SECTION 29/46/43 CALCULATED POSTION
60.0'

18' UTILITY EASEMENT (PLAT BOOK 29, PAGE 211)
146.67' N.78°54'10"W.
18' DRAINAGE EASEMENT
136.67' N.78°54'10"W.
10.00' N.11°05'50"E.
136.67' N.78°54'10"W.
10' DRAINAGE EASEMENT
136.67' N.78°54'10"W.
10.00' N.11°05'50"E.
12' WATER EASEMENT
455.29' N.78°54'10"W.
453.87' N.78°54'10"W. (WATER EASEMENT)
10' DRAINAGE EASEMENT
263.33' N.78°54'10"W. (DRAINAGE)
10' GENERAL UTILITY EASEMENT
263.33' N.78°54'10"W. (G.U.E.)
AVENUE "F" ABANDONED BY CITY RESOLUTION NO. 35-13 AS RECORDED IN O.R.B. 26432, PAGE 160 ABANDONED RIGHT OF WAY EASEMENT RETAINED AS A TEMPORARY ACCESS UTILITY EASEMENT PER AGREEMENT AS RECORDED IN O.R.B. 26432, PAGE 168
59.92' N.78°54'10"W. (G.U.E.)
9.44' N.11°05'50"E.
10.00' N.78°54'10"W.
9.44' N.11°05'50"E.
24.78' 5°00'00"
24.78' 5°00'00"
195.48' N.78°54'10"W. (G.U.E.)
10' GENERAL UTILITY EASEMENT
57.39' S.11°05'50"W.
S.11°05'50"W. 47.39'
261.99' N.11°05'50"E.
10' DRAINAGE EASEMENT
261.99' N.11°05'50"E.
N.78°54'10"W. 60.0'
64.67' N.78°54'10"W.
10' DRAINAGE EASEMENT
64.67' N.78°54'10"W.
144.67' N.78°54'17"W. (DRAINAGE)
12' WATER EASEMENT
144.67' N.78°54'17"W.
N.78°54'10"W. 17.19'
12.00' N.11°05'50"E.
N.78°54'10"W. 17.19'
N.27°33'33"W. 11.22'
WATER EASEMENT
12.00'
29.19'
18.76'
10.00'
12.00'
0.77'

AVENUE G ABANDONED BY CITY RESOLUTION NO. 35-13 AS RECORDED IN O.R.B. 26432, PAGE 160 ABANDONED RIGHT OF WAY EASEMENT RETAINED AS A TEMPORARY ACCESS UTILITY EASEMENT PER AGREEMENT AS RECORDED IN O.R.B. 26432, PAGE 168
34.26' N.33°54'10"W.
34.39' N.33°54'10"W.
12' SEWER EASEMENT
94.29' N.79°56'34"W.
12' WATER EASEMENT
49.66' N.33°54'10"W. (WATER EASEMENT)
49.66' S.56°05'50"W.
49.66' S.56°05'50"W.
62.54' S.84°20'06"W.
12' SEWER EASEMENT
62.99' S.84°20'06"W.
166.56' N.78°54'10"W. (WATER EASEMENT)
173.13' N.78°54'10"W. (SEWER EASEMENT)
176.50' N.78°54'10"W. (WATER EASEMENT)
179.87' N.78°54'10"W. (SEWER EASEMENT)
68.00' N.78°54'10"W.
60.00' S.11°05'50"W.
10' DRAINAGE EASEMENT
10.00' N.78°54'10"W.
60.00' S.11°05'50"W.
81.00' N.78°54'10"W.
10' DRAINAGE EASEMENT
60.00' S.11°05'50"W.
10' DRAINAGE EASEMENT
10.00' N.78°54'10"W.
60.00' S.11°05'50"W.
99.00' N.78°54'10"W.
348.00' N.78°54'10"W.
50.00' N.78°54'10"W.
462.65' S.11°05'50"W.
10' DRAINAGE EASEMENT
482.65' S.11°05'50"W.
95.40'
100.37'
19.46'
S.11°05'50"W.
N.78°54'10"W.
22.00'
44.32' N.74°41'26"W.
49.44' N.74°41'26"W.
29.93' N.47°30'11"W.
22.00' N.78°54'10"W. (LIFT STATION)
25.51' N.47°30'11"W.
14.06'
19.46'
12.00'
8.41'
LIFT STATION EASEMENT
203.03'
37.5'
37.5'
30.00' S.11°05'50"W.
50.00'
SET PRM.
S.E. CORNER LOT 1 (PLAT BOOK 112, PAGES 139-141) AND POINT OF BEGINNING
WEST RIGHT OF WAY LINE
243.14'

TRACT "A"
428.00' S.78°54'10"E.
SOUTH LINE OF LOT 1 (PLAT BOOK 112, PAGES 139-141)
℄ LAMAT AVENUE
488.00' N.78°54'10"W.
(75' RIGHT OF WAY PER PLAT BOOK 14, PAGES 9-10