THIS INSTRUMENT WAS PREPARED BY RONNIE L. FURNISS, PSM

DELRAY SQUARE I

CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

WEST 1/4
CORNER
SECTION 13
PUBLISHED
POSTION

TRACT 1A
"PLAT OF DELRAY SQUARE II"

(PLAT BOOK 82, PAGES 63 AND 64)

"A.H.C. #3 PLAT"

(PLAT BOOK 69, PAGE 37)

N89'47'05"E

SET PRM

N89'39'49"E

44.56'

CORNER

SECTION 13

PUBLISHED POSTION

N/D LB #3591

SET PRM

-N/D LB #3591

TRACT 4

(PLAT BOOK 82, PAGES 63 AND 64)

"PLAT OF DELRAY SQUARE II"

A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,

TRACT 3

(PLAT BOOK 82, PAGES 63 AND 64)

SOUTH LINE TRACT "3" PLAT OF DELRAY SQUARE II

(PLAT BOOK 82, PAGE 63-64)—

S89'44'42"E 163.38'

S89"22'15"E 163.90'

12' WE

N89°22'15"W 163.96'

SHE

"PLAT OF DELRAY SQUARE II"

N89'46'20"E 259.25'

PARCEL 1

____S89'33'21"E __85.07'

___12.00' N89'33'21"W 96.89'

12' SSE N88'34'00"E 290.74'

13.5' UTILITY EASEMENT (PB 82, PG 63)

SET PRM

N/D LB #3591

5' EAST OF CORNER

15' UTILITY EASEMENT (ORB 7079, PG 462)

MOST SOUTHERLY SOUTHWEST CORNER OF TRACT "3" PLAT OF DELRAY SQUARE II

(PLAT BOOK 82, PAGE 63-64)

UNPLATTED PORTION OF

SECTION 13, TOWNSHIP 46

SOUTH, RANGE 42 EAST

DRIVEWAY EASEMENT

(ORB 12767, PG 763)

________N32*51*14"W

UNPLATTED PORTION OF

SECTION 13, TOWNSHIP 46

SOUTH, RANGE 42 EAST

607.92

295.56

PARCEL 1

189.10

N57°08'46"E

12.00'

N32'51'14"W_

S89'39'49"W

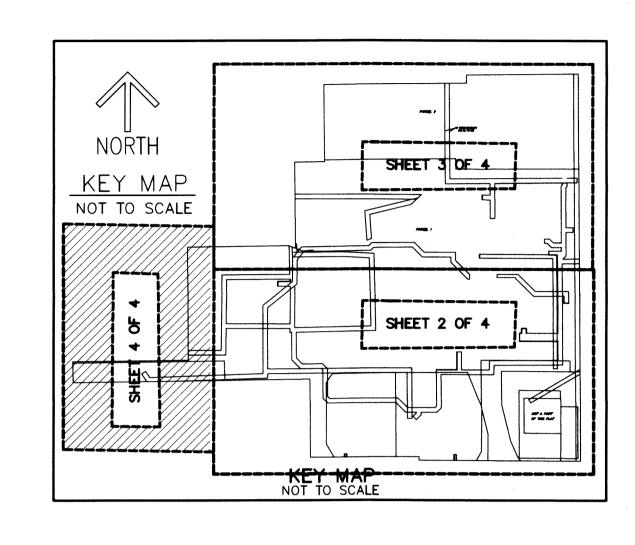
OF

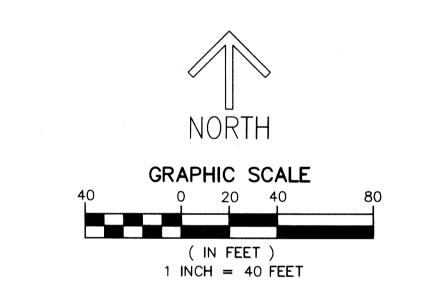
60

SHEET

LINE

SHEET 4 OF 4





SURVEY NOTES:

1. 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.

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.

- 3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING 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.
- 4. 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 5. 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.
- 6. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF
- ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

 7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF NW 1/4
 OF THE SW 1/4 SECTION 13, PALM BEACH COUNTY, FLORIDA, ASSUMED
 TO BEAR S.00°00'37"E.
- 8. PRM INDICATES SET 4" X 4" X 24" PERMANENT
- REFERENCE MONUMENT MARKED NO. LB 3591.
- PRM-INDICATES SET NAIL/DISK MARKED NO. LB 3591.
 9. SF DENOTES SQUARE FEET
- 10. Q DENOTES CENTERLINE
- 11. ORB DENOTES OFFICIAL RECORD BOOK
- 12. AC DENOTES ACRES13. LB LICENSED BUSINESS
- 14. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS
- OF PALM BEACH COUNTY, FLORIDA

 15. DE DRAINAGE EASEMENT
- 16. N/D NAIL & SURVEY DISC
- 17. FPL FLORIDA POWER & LIGHT
- 18. PG PAGE
- 19. S.R. STATE ROAD 20. PB – PLAT BOOK
- 20. PB PLAT BOOK 21. WE — WATER EASEMENT
- 22. SSE SANITARY SEWER EASEMENT
- 23. POB POINT OF BEGINNING24. POC POINT OF COMMENCEMENT

 TABULAR DATA

 NAME
 SQUARE FEET
 ACRES

 PARCEL 1
 560,698
 12.8719

 PARCEL 2
 141,030
 3.2376

 PARCEL 3
 47,345
 1.0869

 PARCEL 4
 37,764
 0.8669

 TOTAL
 786,837
 18.0633

"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.