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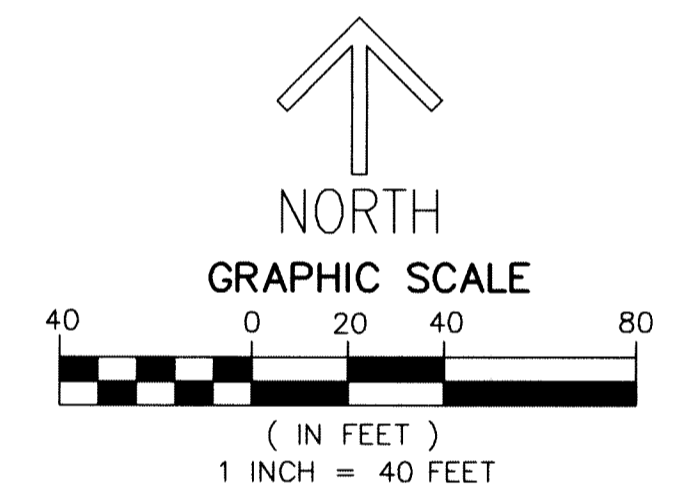
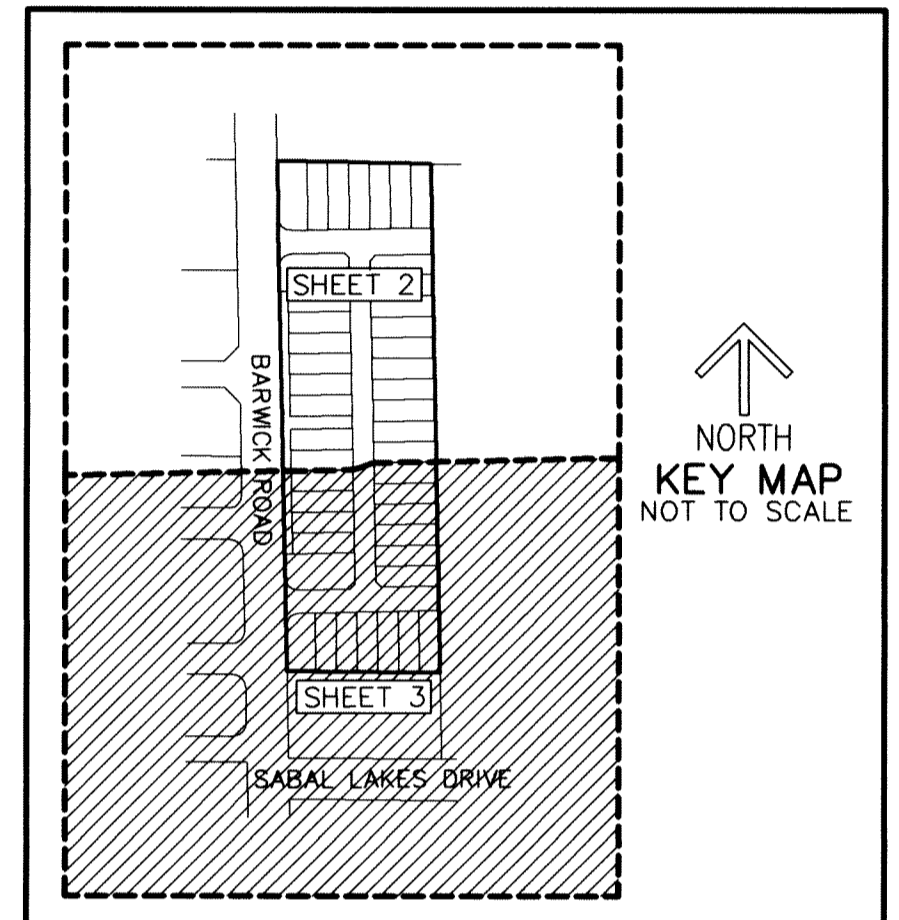
BANYAN COURT

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90/98 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000037364
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

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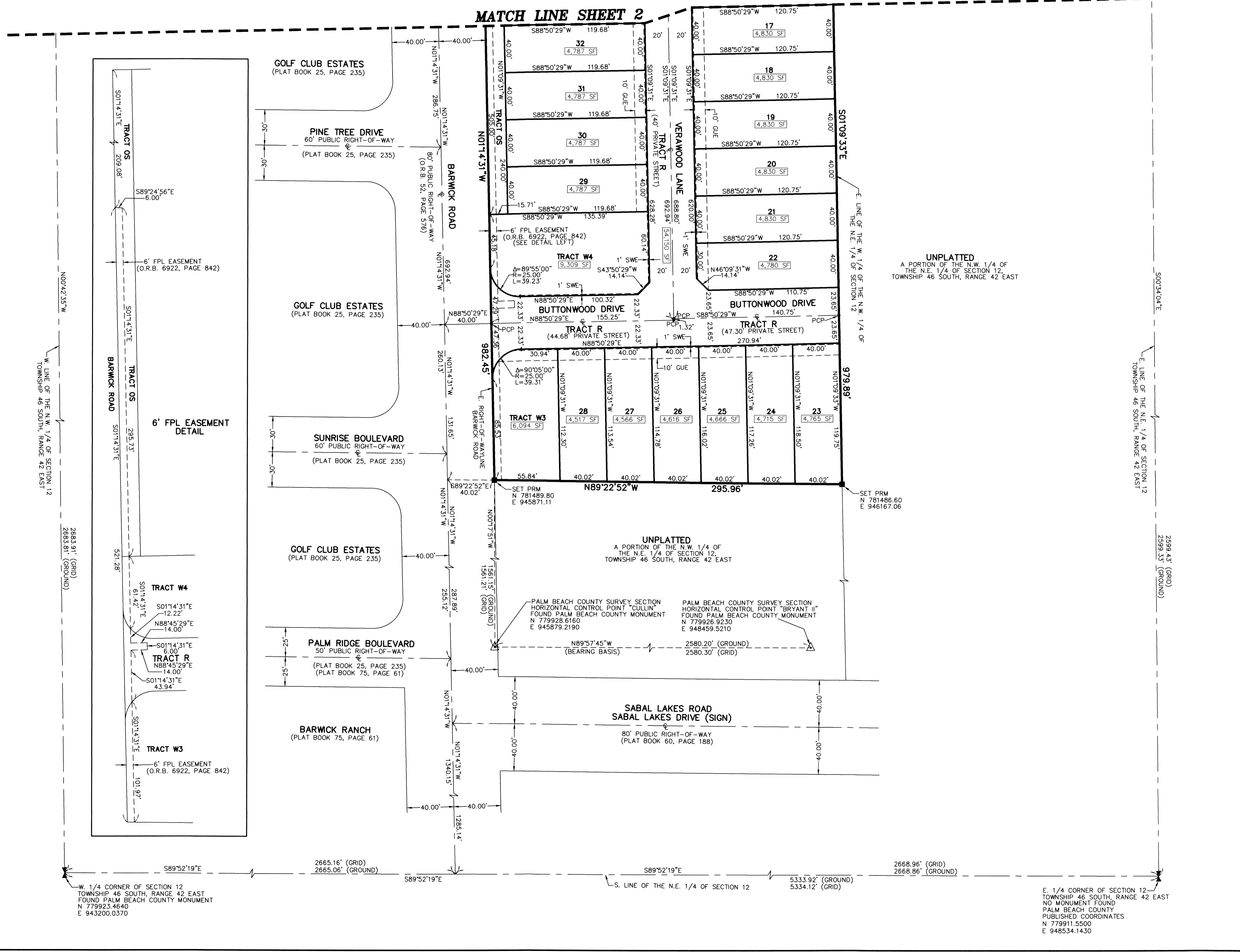
SHEET 3 OF 3



- LEGEND/ABBREVIATIONS**
- C = CENTERLINE
 - Δ = DELTA (CENTRAL ANGLE)
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - E = EASTING (WHEN USED WITH COORDINATES)
 - FPL = FLORIDA POWER & LIGHT COMPANY
 - GUE = GENERAL UTILITY EASEMENT
 - L = ARC LENGTH
 - LB = LICENSED BUSINESS
 - L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
 - N = NORTHING (WHEN USED WITH COORDINATES)
 - R = RADIUS
 - O.R.B. = OFFICIAL RECORD BOOK
 - SWE = SIDEWALK EASEMENT
 - PRM = DENOTES PERMANENT REFERENCE MONUMENT
4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
 - PCP = DENOTES PERMANENT CONTROL POINT
NAIL AND METAL DISK STAMPED "PCP LB3591"

- SURVEY NOTES:**
- 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.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
 - 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.
 - 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 THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
 - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°57'45" WEST ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "BRYANT II" AND "CULLIN", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
 - 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.

MATCH LINE SHEET 2



UNPLATTED
A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST

UNPLATTED
A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINT "CULLIN" FOUND PALM BEACH COUNTY MONUMENT N 779928.6160 E 945879.2190

PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINT "BRYANT II" FOUND PALM BEACH COUNTY MONUMENT N 779926.9230 E 948459.5210

W. 1/4 CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST
NO MONUMENT FOUND
PALM BEACH COUNTY PUBLISHED COORDINATES N 779923.4640 E 943200.0370

E. 1/4 CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST
NO MONUMENT FOUND
PALM BEACH COUNTY PUBLISHED COORDINATES N 779911.5500 E 948534.1430