

DJG Surveying and Mapping, Inc.

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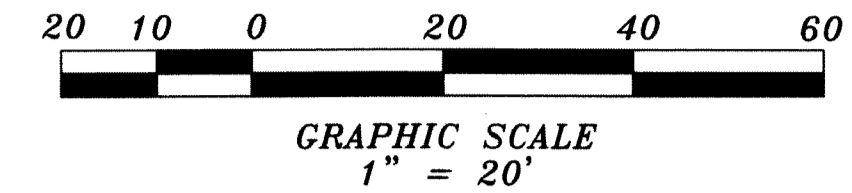
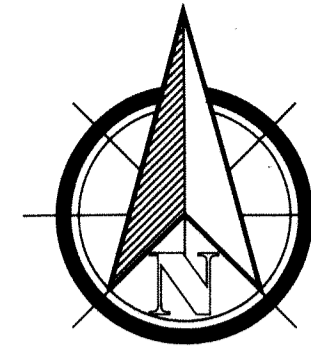
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LB #7682

Prepared By: Dennis Gabriele, PSM LS5709, State of Florida

1004-1006 Rhodes Villa

A replat of a portion of Lot 7, all of Lots 8 and 9, a portion of Lot 10 and a portion the 30-foot Rhodes Villa Avenue right of way, **Delray Beach Shores**, Plat Book 23, Page 167 of the Public Records of Palm Beach County, Florida, lying in the Southeast one-quarter (SE 1/4) of Section 21, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida



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Sheet 2 of 2

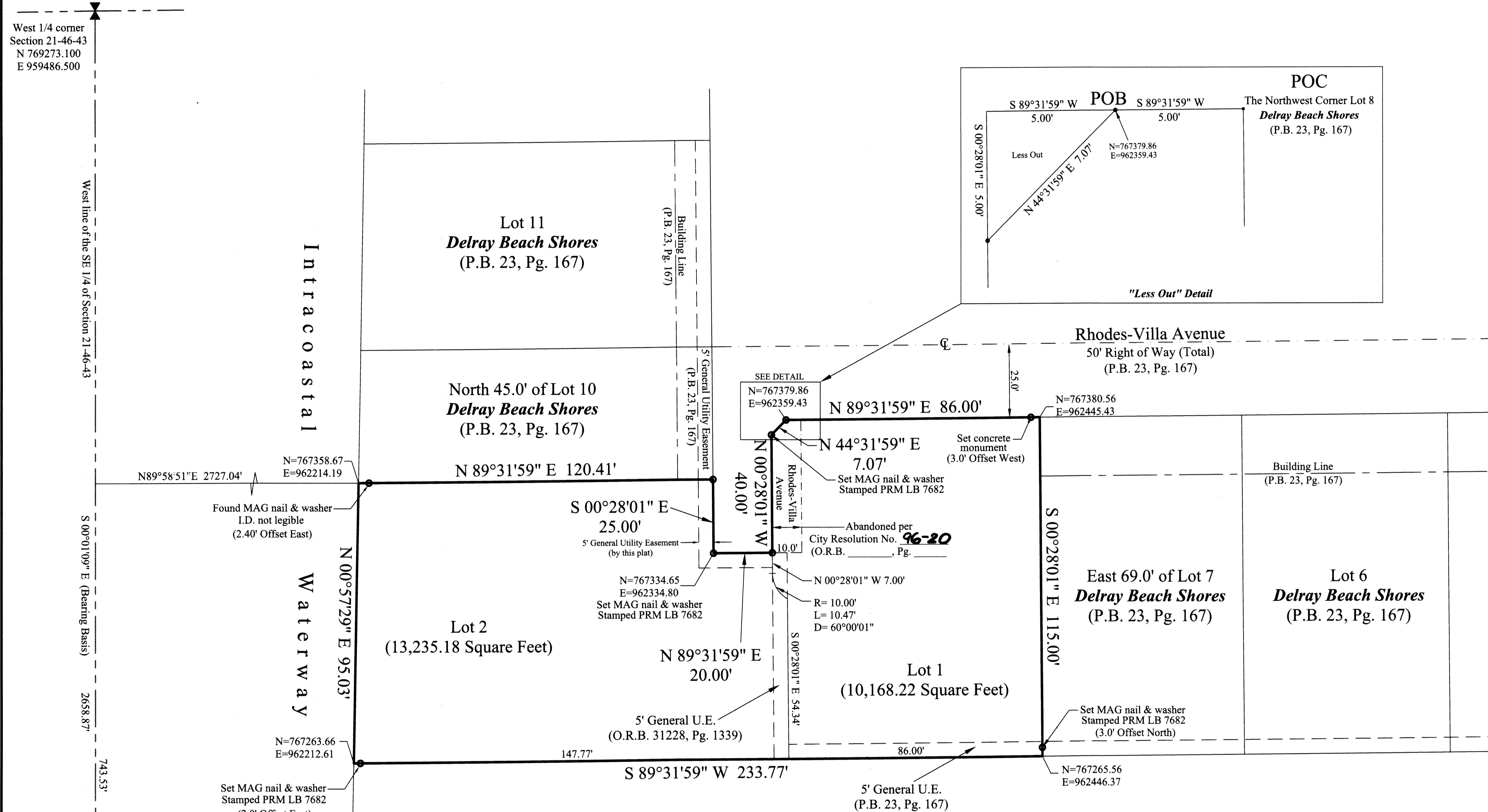
Surveyor's Notes

- Bearing Reference:** The grid bearings shown hereon, are referenced to the West line of Section 21-46-43. Said line bears South 00°01'09" East.
- 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 maintenance purposes.
- 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.
- 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 utility companies occupying same.
- 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.
- All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.
- Building setback lines shall be as required by current Delray Beach City Zoning Regulation.

Legend / Abbreviations:

- P.B. = Plat Book
- Pg. = Page
- O.R.B. = Official Records Book
- P.B.C.R. = Palm Beach County Records
- R = Radius
- L = Arc Length
- D = Delta (Central Angle)
- U.E. = Utility Easement
- P.R.M = Set 4" x 4" x 24" concrete Permanent Reference Monument with aluminum cap stamped PRM LB 7682, unless otherwise noted
- ⊕ = Centerline
- LB = Licensed Business
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement

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.



Coordinates, Bearings and Distances

- The coordinates shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum 1983 (1990 Adjustment).
- All distances are ground, all coordinates are grid, and measured in U.S. Survey feet.
- Bearings as shown hereon are Grid Datum, NAD 83 1990 Adjustment, Florida East Zone.
- Ground Distance x Scale Factor = Grid Distance.
- Scale Factor:** 1.0000283

N= XXXXXX Denotes Florida State Plane Coordinates
E= XXXXXX

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	10,168.22	0.2334
LOT 2	13,235.18	0.3038
TOTAL	23,403.40	0.5372

Southwest corner
Section 21-46-43
N 766614.223
E 959487.392

West 1/4 corner
Section 21-46-43
N 769273.100
E 959486.500