

SECTION 28
TOWNSHIP 46 SOUTH
RANGE 43 EAST

LOCATION MAP

NOT TO SCALE

TABULAR DATA

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NAME	SQUARE FEET	ACRES
PLAT	17,253	0.3961
LOT 1	1,765	0.0405
LOT 2	1,738	0.0399
LOT 3	1,738	0.0399
LOT 4	1,738	0.0399
LOT 5	1,738	0.0399
LOT 6	1,765	0.0405
TRACT 'C'	6,771	0.1554

LEGEND/ABBREVIATIONS:

R = RADIUS
L = ARC LENGTH
D.B. = DEED BOOK
G.U.E. = GENERAL UTILITY EASEMENT
LB = LICENSED BUSINESS
NAD 83 = NORTH AMERICAN DATUM 1983
P.B. = PLAT BOOK
PG. = PAGE
U.E. = UTILITY EASEMENT

S.E. = SIDEWALK EASEMENT
I.E.E. = INGRESS & EGRESS EASEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR

NOTES, COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 WITH THE 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000469
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N: 765877.899
DENOTES STATE PLANE COORDINATES

THIS INSTRUMENT PREPARED BY:
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PROFESSIONAL SURVEYOR & MAPPER, #3302
STATE OF FLORIDA
IN THE OFFICES OF the "SURVEYOR"
233 EAST GATEWAY BOULEVARD
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(561) 732-7877 LICENSED BUSINESS #7890

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 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. THERE SHALL BE NO BUILDINGS OF 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 MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE

6. ■ P.R.M. = PERMANENT REFERENCE MONUMENT, SET 4" X 4" X 24" CONCRETE MONUMENT STAMPED PRM

7. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

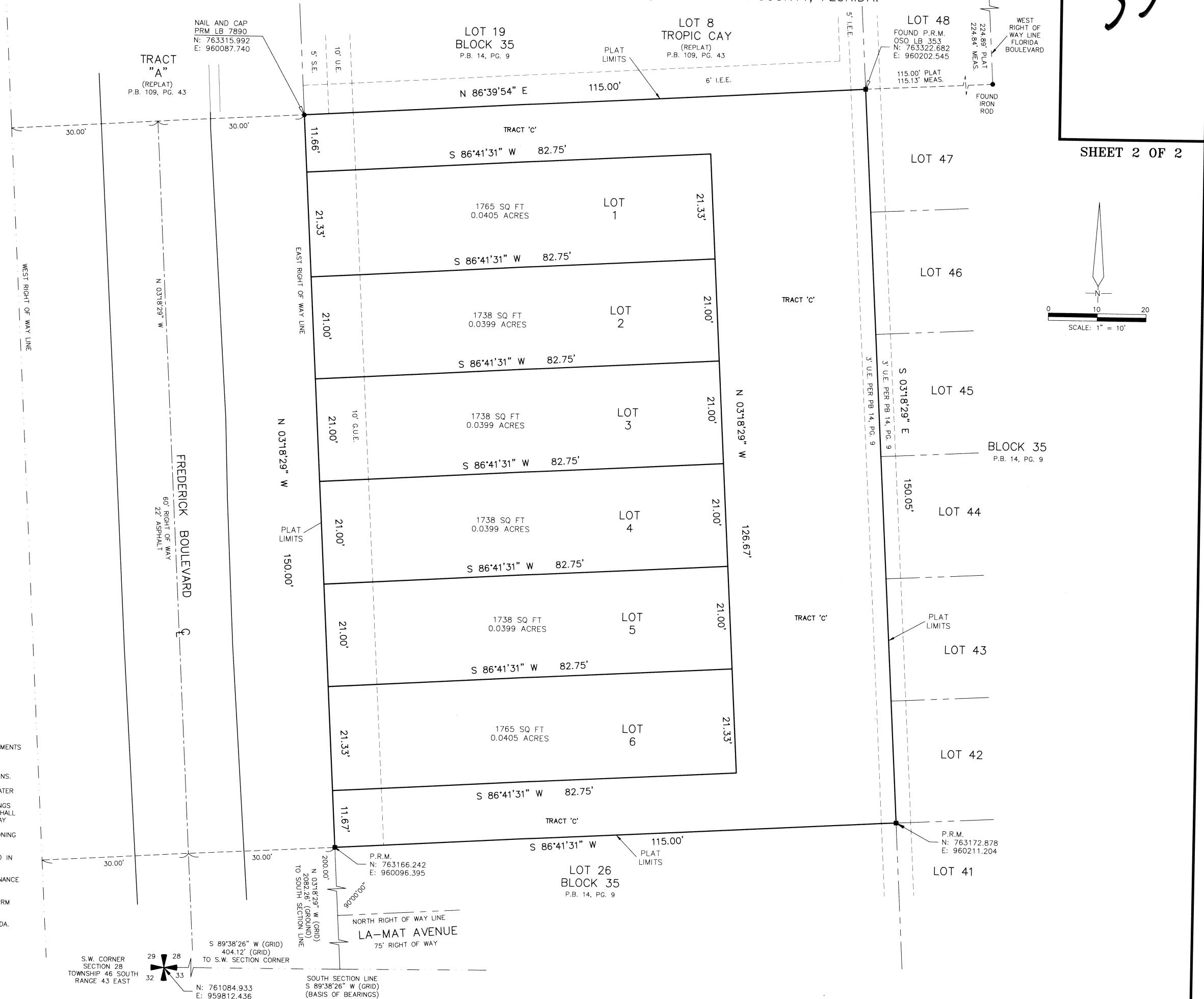
8. BEARINGS AND COORDINATES SHOWN HEREON PER TO THE SOUTH LINE OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST PER COUNTY OF PALM BEACH RECORDS.

9. LOTS 1 THROUGH 6, AS OF THE DATE OF THIS PLAT, ZONED RESIDENTIAL, OCCUPANCY GROUP R3 TOWNHOMES, FEE SIMPLE.

FREDERICK ISLES

A REPLAT OF LOTS 20, 21, 22, 23, 24 AND 25, BLOCK 35, DEL—RATON PARK, ACCORING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



FOUND CONCRETE

MONUMENT