PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

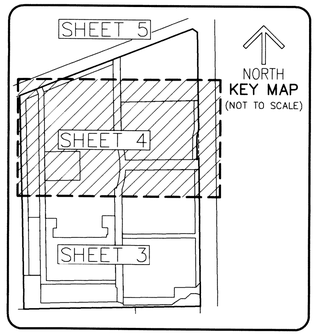
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FEET

LEGEND/ABBREVIATIONS

℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
L – ARC LENGTH
LB – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORD BOOK
R – RADIUS
SQ FT – SQUARE FEET
FPL – FLORIDA POWER & LIGHT
N – NORTH
E – EAST
W – WEST
● PRM – DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "C&W PRM LB 3591", UNLESS OTHERWISE NOTED
▲ PRM – DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "C&W PRM LB3591"



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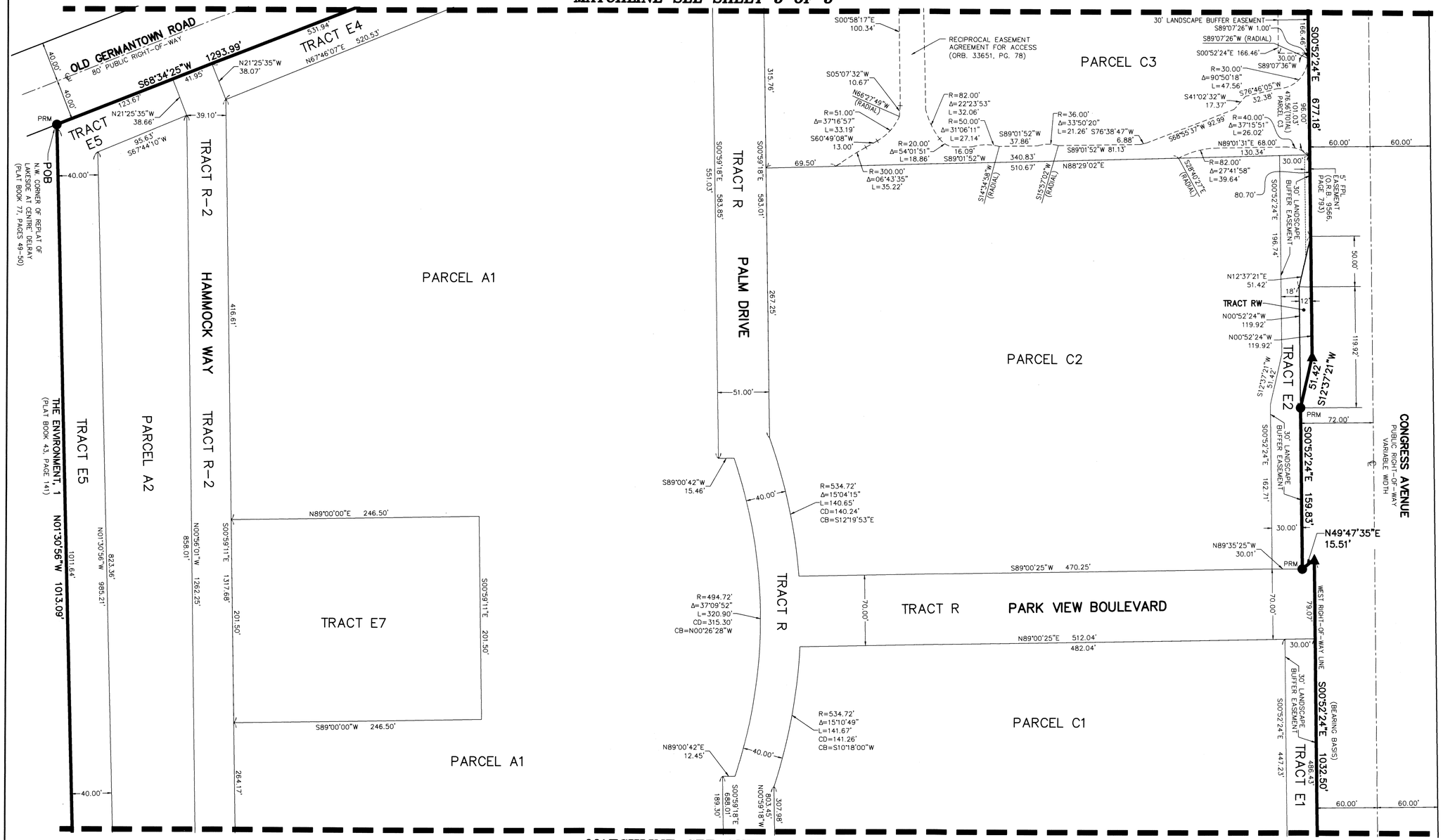
SHEET 4 OF 5

MATCHLINE SEE SHEET 5 OF 5



MATCHLINE SEE SHEET 3 OF 5

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 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 PURPOSES.
6. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.00°52'24"E. ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).