

# VILLAS D'ESTE

BEING A PORTION OF  
SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

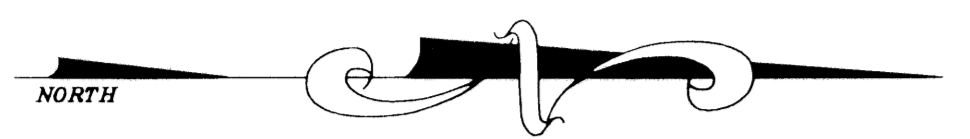
THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
OCTOBER-1996

# 103

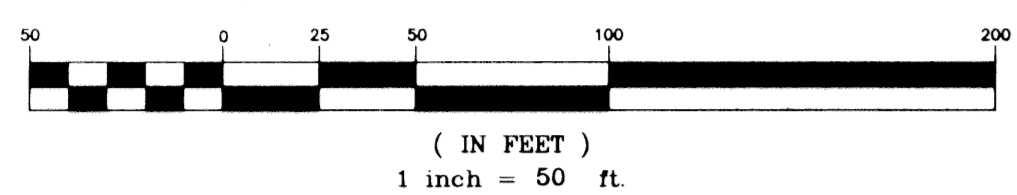
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1997 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. MILKEN  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 2



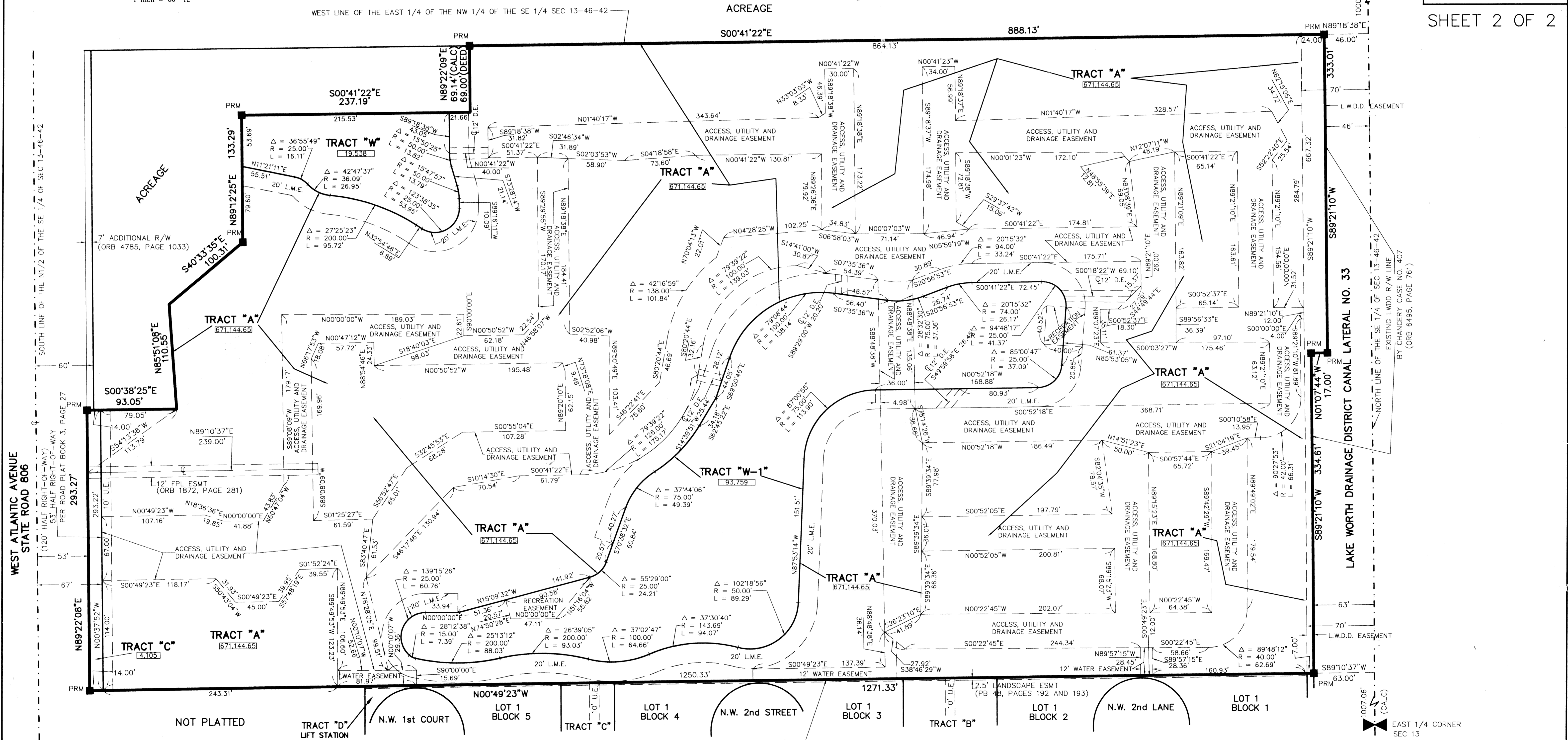
GRAPHIC SCALE



WEST LINE OF THE EAST 1/4 OF THE NW 1/4 OF THE SE 1/4 SEC 13-46-42

ACREAGE

CENTER OF SECTION 13  
FND SPIKE



**SURVEYORS 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 City of Delray Beach Zoning Regulations.
- No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
- Bearings shown hereon are assumed based on the North line of the Southeast 1/4 of Section 13, Township 46 South, Range 42 East bearing S 89° 21' 10" W.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- W.D.E. - indicates water distribution easement.
- Lines intersecting curves are non-radial unless shown otherwise.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- DENOTES LAKE MAINTENANCE EASEMENT
- The City of Delray Beach is hereby granted access for emergency and maintenance purposes.
- 50.101 DENOTES SQUARE FOOTAGE.

SUBDIVISION \* VILLAS D'ESTE  
 BOOK 79  
 PAGE 103  
 FLOOD MAP \*  
 ZONING  
 QUAD \*  
 SE  
 PUD NAME City of Delray