

NORTH BEACH THREE PLAT

123

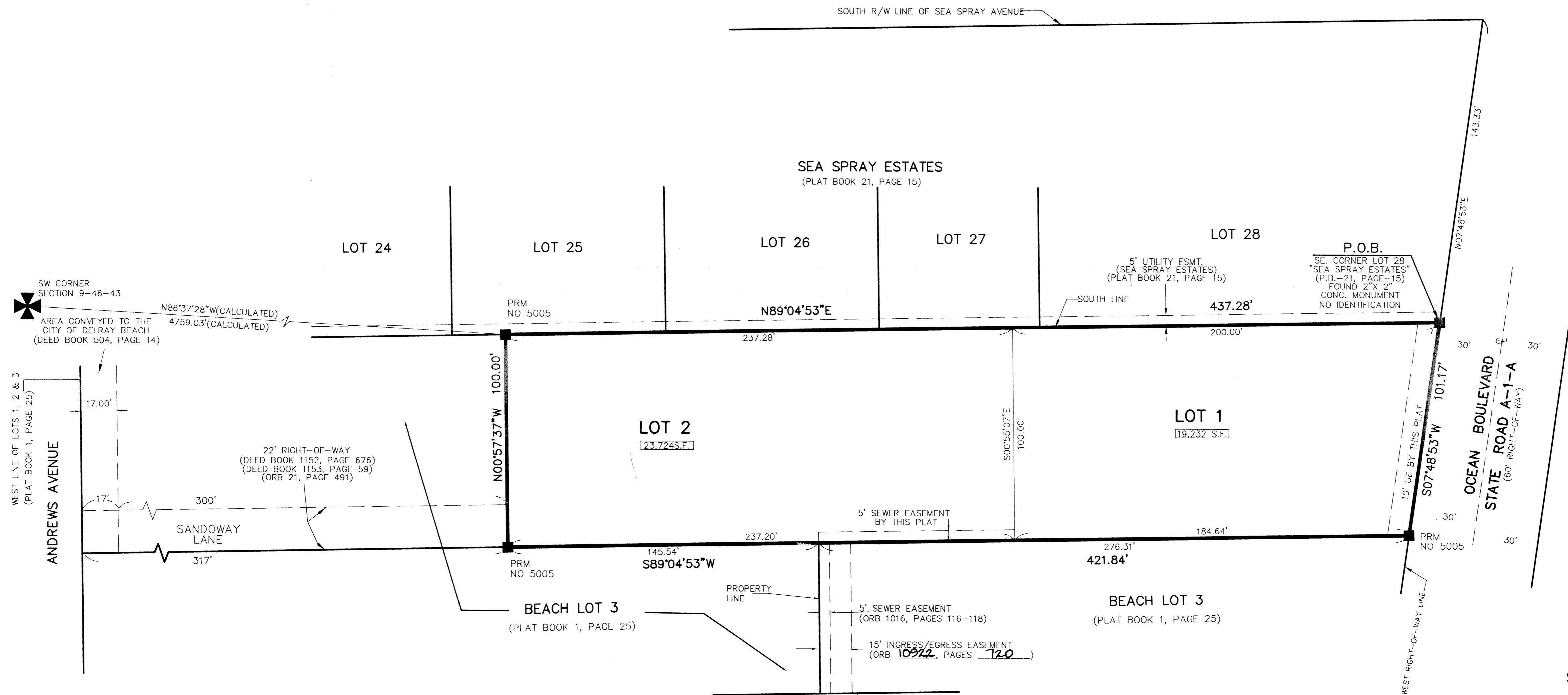
THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JULY - 1998

BEING A REPLAT OF A PORTION OF BEACH LOT 3,
ACCORDING TO PLAT BOOK 1, PAGE 25 OF
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN
SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1998 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2



- SURVEYORS NOTES***
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENDOACHMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENT SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTH LINE OF "SEA SPRAY ESTATES" BEARING N 89° 04' 53" E.
 - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
 - U.E. - INDICATES UTILITY EASEMENT.
 - ORB - DENOTES OFFICIAL RECORDS BOOK.
 - THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
 - [50,101 S.F.] DENOTES SQUARE FOOTAGE.
 - - DENOTES CENTERLINE
 - "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.

DATE: 7/15/98
BY: DPL
CHECKED: JCL
FILE NO: 21
JOB NO: 653
JOB NAME: