

"DANZANSKY PLAT"

A REPLAT OF LOTS 1 THROUGH 6 AND LOTS 17 AND 18, HALLER AND GROOTMAN'S SUBDIVISION (P.B. 5, PG. 4 - P.B.C.R.) AND LOTS 8 THROUGH 13 AND LOTS 26 THROUGH 31, HOFMAN ADDITION TO DELRAY, FLA. (P.B. 5, PG. 3 - P.B.C.R.) IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

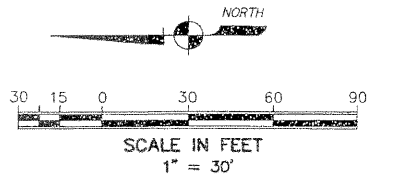
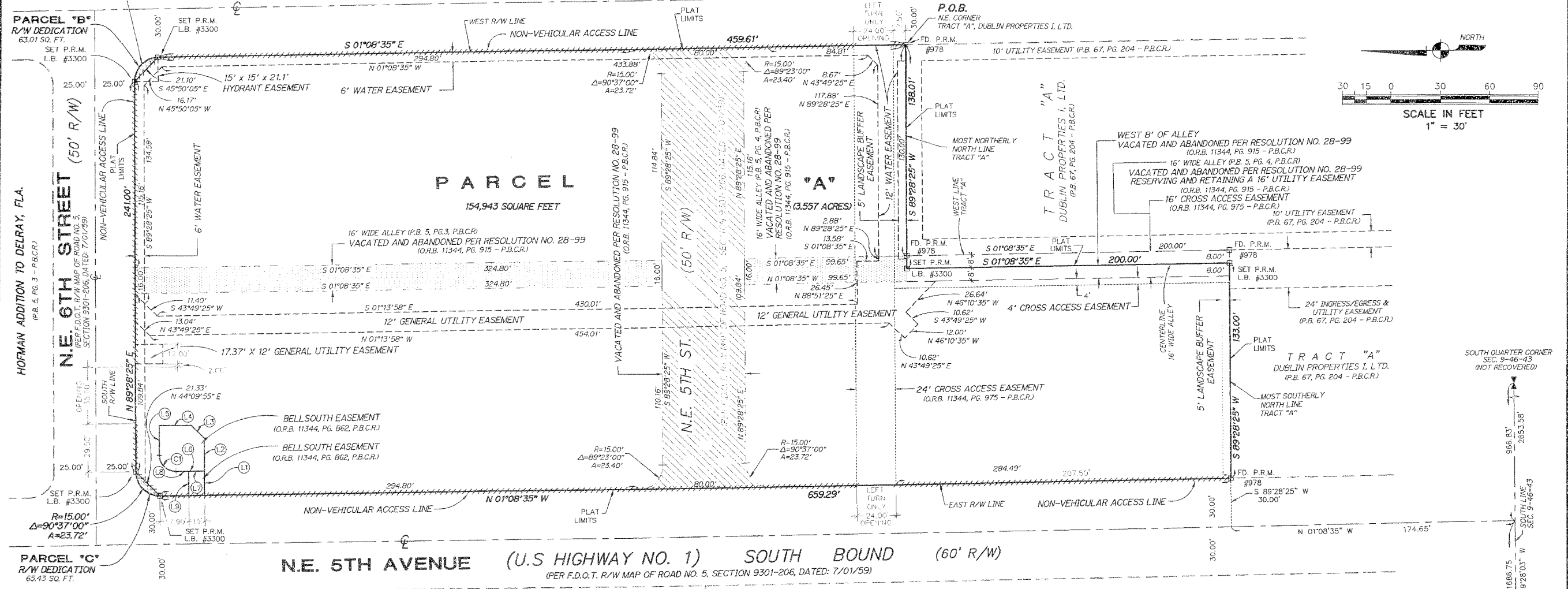
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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ day of _____, 2000, and duly recorded in Plat Book _____ Pages _____ through _____
By: DOROTHY H. WILKEN
Clerk of Circuit Court

HOFMAN ADDITION TO DELRAY, FLA.
(P.B. 5, PG. 3 - P.B.C.R.)

(PER F.D.O.T. R/W MAP OF ROAD NO. 5, SECTION 9301-206, DATED: 7/01/59)

N.E. 6TH AVENUE (U.S. HIGHWAY NO. 1) NORTH BOUND (60' R/W)



SHEET 2 OF 2

- NOTES:
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - BEARINGS SHOWN HEREON ARE BASED ON THE PLAT "DUBLIN PROPERTIES I, L.T.D.", (P.B. 67, PG. 204, P.B.C.R.) WITH THE WEST RIGHT-OF-WAY LINE OF N.E. 6TH AVENUE, HAVING A BEARING OF S 01°08'35" E.
 - THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
 - 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.
 - ABBREVIATION LEGEND: A = ARC LENGTH; AC = ACRES; Δ = CENTRAL ANGLE; C = CENTERLINE; FD. = FOUND; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; L.B. = LICENSED BUSINESS; (P.) = PLAT; P.B. = PLAT BOOK; PG. = PAGE; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; R = RADIUS; R/W = RIGHT-OF-WAY; SEC. = SECTION; SQ. FT. = SQUARE FEET; O.R.B. = OFFICIAL RECORDS BOOK.

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.

SYMBOL LEGEND:
□ INDICATES 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND OR SET AS NOTED.
○ INDICATES IRON ROD WITH SURVEYOR'S CAP, FOUND OR SET AS NOTED.
△ INDICATES A PALM BEACH COUNTY NETWORK CONTROL STATION.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°29'54" E	15.00'
L2	N 89°29'54" E	20.09'
L3	N 43°51'54" E	11.58'
L4	N 01°08'06" W	19.80'
L5	S 89°28'25" W	18.17'
L6	S 01°08'35" E	17.96'
L7	S 01°08'35" E	10.00'
L8	S 01°08'35" E	7.98'
L9	S 89°29'54" W	15.00'

AREA TABULATION:

PARCEL "A"	154,943 SQ. FT. (3.557 ACS.)
PARCEL "B"	63 SQ. FT. (0.001 ACS.)
PARCEL "C"	65 SQ. FT. (0.002 ACS.)
TOTAL	155,071 SQ. FT. (3.560 ACS.)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	15.82'	10.00'	80°37'00"

THIS INSTRUMENT WAS PREPARED BY:
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JANUARY, 2000