COLNON SUBDIVISION REPLAT

REPLAT OF LOT 1 OF THE COLNON SUBDIVISION AS RECORDED IN PLAT BOOK 86, PAGE 48, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2002

PREPARED BY: BURLISON A. GENTRY, PSM NO. 2580 GENTRY ENGINEERING AND LAND SURVEYING, INC.

PAGE 2 OF 2

PO BOX 243, DELRAY BEACH, FLORIDA

- LAKE DRIVE (25' R/W) <u>Curve Data</u> (PB 23, Pg. 192) $C-1 \triangle = 31'11'06"$ R = 45.00' L = 24.49' T = 12.56'Portion of the South 1/2 of Block 1, Lake Ida Gardens Lot 1, Section 8, Plat Book 1, Plat Book 23, page 192 pg. 4 (Not a part of this Plat) $C-2 \triangle = 62.22,12$ " R = 43.84, L = 47.72, T = 26.53,East 1/4 Corner Section 8, T46S,R43E (Not a part of this Plat) Found PBS Brass Disk NW 11TH STREET (55' R/W) in concrete ___ City Park (PB 23, Pg. 192) $C-3 \triangle = 31.11.06$ " R = 45.002169.26 S 89°18'48" W 203.50' PRM PC (CMF-NO ID) = 24.49' = 12.56' S 01'01'52" E 25.00' N 01'01'52" W 25.00' Plat Limits ~ PRM(NO-ID) $C-4 \triangle = 126.00'54"$ R = 45.00'(PSM #2580) PRM 138.65 5/8" IPF (PSM #2580) N 89°18'48" E 130.00' = 98.97' = 88.35' wem 64.85' — Plat Limits C-4 $C-5 \triangle = 90.00,00$ " R = 45.00,LOT 3 Portion of the West 1/2 of the North 1/2 of Lot 8 (Not a part of this Plat) TRACT A PRM (Not a part of this Plat) Plat Book 86, Pq. 48 Plat Book 86, Pg. 48 Plat Book 1, Pg. 4 Colnon Subdivision Colnon Subdivision $C-6 \triangle = 53.59.06$ " R = 45.00' L = 42.40' T = 22.92' (PSM #2580) LOT 4 LOT AREA 13,852.08 S.F. N 8918'48" E 0.50' (PSM #2580) PRM PRM(NO-ID) .N 89°18'48" E 0.50' (Not a part of this Plat) Plat Book 86, Pg. 48 Colnon Subdivision S 01.01.52" E 40.00' PRM(NO-ID) PRM(NO-ID) /8" IPF(PSM #2580) N 53°17'54" E 24.25' 5/8" IPF (PSM #2580) N 00°41′12" W 44.37' 45°51'21" E 21.28' Portion of the West 1/2 of the North 1/2 of Lot 8 (Not a part of this Plat) Plat Book 1, Pg. 4 Plat Limits — LOT 1 N 89°18'48" E 214.41' 5/8" IPF (PSM #2580) 5/8" IPF (PSM #2580) LOT AREA 57,423.32 S.F. PRM 3/4" IRON PIPE-NO ID) S 89°14'36" W 200.11' $\frac{1}{2}$ (3/4" IRON PIPE-NO ID) Plat Limits -Plat Limits N.W. (P.B. 3/4" IPF (NO-ID) S 89°14'36" W 241.50' PRM(NO-ID) 25.00 S 38*50'39" E 48.45' (3/4" IRON PIPE-NO ID) N 44°15'44" W 41.78' — Plat Limits -Unincluded portion of the North 1/2 of the West 1/2 of Lot 2, Section 8, Plat Book 1, Page 4 PKN FND 3/4" IPF (NO-ID) (Not a part of this Plat) N 24°14'36" E 33.10' — PRM(NO-ID) N 89'14'36" E 129.80' (NO-ID)Existing 10' Ingress, Egress Easement **-**S 01'01'52" E 20.00' 15' Utility Easement ORB 7208, Pg. 484 PKN (NO-ID) S 89'14'36" W 213.68' Plat Limits Existing 15' Ingress, Egress Easement — ORB 3598, PG. 698 20' Ingress, Egress Easement per Deed Book 918, Pg. 436 Existing 10' Ingress, Egress Easement ORB 3598, PG. 698

(Not a part of this Plat)

Unplatted Subdivision of the South 1/2 of the West 1/2 of Lot 2, Section 8, as recorded in Plat Book 1, pg. 4

STATE OF FLORIDA

COUNTY OF PALM BEACH)

____ ON PAGE ____.

DOROTHY H. WILKEN

THIS PLAT WAS FILED FOR RECORD

AT ____, THIS ____ DAY OF ____, A.D., 2002, AND

DULY RECORDED IN PLAT BOOK

CLERK OF THE CIRCUIT COURT

Surveyor Notes and Legend:

1. PRM indicates permanent reference monument

2. PCP indicates permanent control point

3. Bearings reference the centerline of NW 11th Street bearing S 89°18'48" W, along the center East—West 1/4 Section Line of Section 8.

4. There may be additional restrictions that are not recorded on this Plat that maybe 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. There shall be no buildings or any kind of construction placed on utility or drainage easements. 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.

7. There shall be no trees or shurbs 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 the utility companies occupying

8. ⋈ indicates 4"x4" concrete monument

9. • indicates PK nail

10. PC indicates point of curve

11. PT indicates point of tangent 12. PRC indicates point of reverse curve

13. NO ID indicates no surveyor identification on PRM

14. \triangle indicates curve central angle

15. R indicates curve radius length

indicates curve arc length

Scale 1" = 30'

indicates curve tangent length