

# 912 PLAT

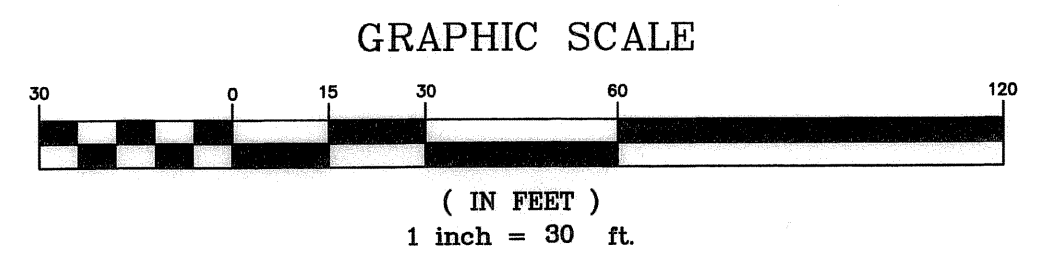
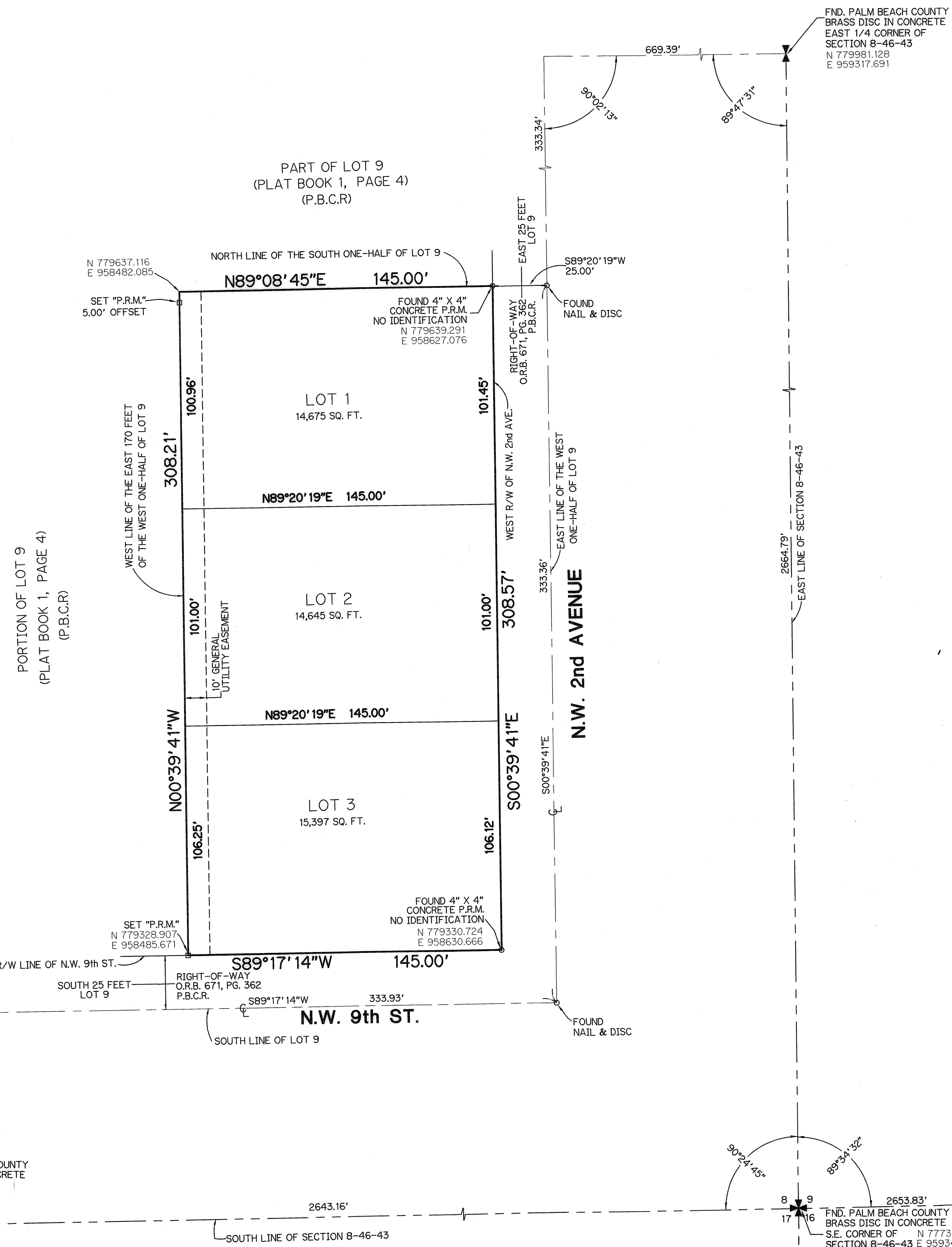
BEING A RE-PLAT OF A PORTION OF LOT 9, OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
(PLAT BOOK 1, PAGE 4, PALM BEACH COUNTY RECORDS)  
SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at \_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_, 2005,  
and duly recorded in Plat Book  
\_\_\_\_\_, Pages \_\_\_\_\_, through  
\_\_\_\_\_.

SHARON R. BOCK  
Clerk & Comptroller  
By: \_\_\_\_\_

SHEET 2 OF 2



THIS INSTRUMENT WAS PREPARED BY:  
JOHN T. DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
NOVEMBER, 2004

**AREA TABULATION**

LOT 1 = 14,675 SQ. FT.	0.33689 ACRES
LOT 2 = 14,645 SQ. FT.	0.33620 ACRES
LOT 3 = 15,397 SQ. FT.	0.35347 ACRES
<b>TOTAL = 44,717 SQ. FT.</b>	<b>1.02656 ACRES</b>

**COORDINATE NOTE:**  
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83,  
1990 ADJUSTMENT  
ZONE - FLORIDA EAST ZONE  
COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE  
MERCATOR PROJECTION  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000046020  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**PLAT TO GRID CONVERSION**

00°00'19" = COUNTER CLOCKWISE BEARING ROTATION  
(PLAT TO GRID)

WEST R/W LINE OF N.W. 2nd AVENUE  
S00°39'41"E (PLAT BEARING)  
S00°40'00"E (GRID BEARING)

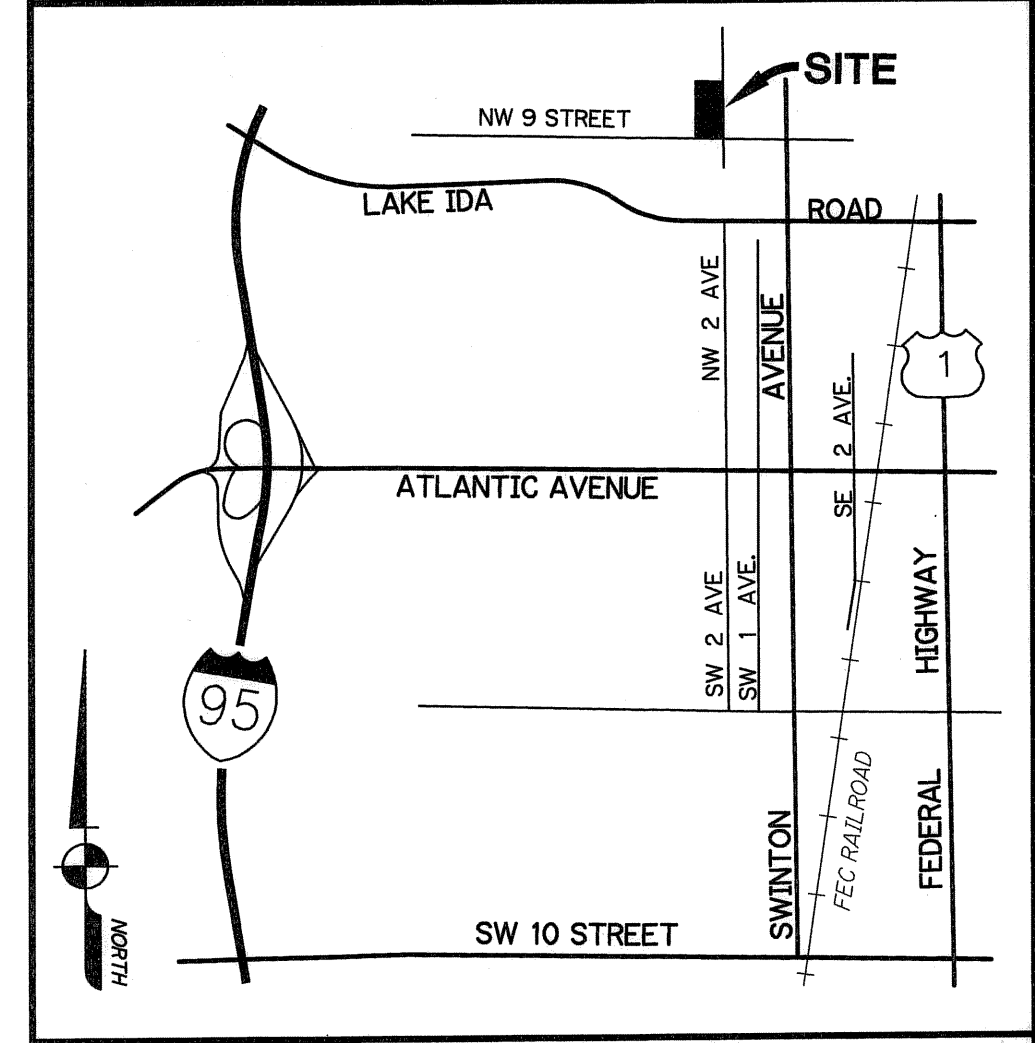
**NOTES:**

1. 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.
2. THERE SHALL BE NO TREES OR SHRUBS 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 SAME.
3. BEARING REFERENCE; BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF N.W. 2ND AVENUE HAVING A BEARING OF S00°39'41"E.
4. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE 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.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
8. ABBREVIATION LEGEND: C = CENTERLINE; Δ = CENTRAL ANGLE; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; SQ. FT. = SQUARE FEET; R/W = RIGHT OF WAY; P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER.

**SYMBOL LEGEND:**

□ INDICATES SET PERMANENT REFERENCE MONUMENT, A 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISK STAMPED "L.B. #3300, P.R.M."

**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, FLORIDA.



**LOCATION SKETCH**  
(NOT TO SCALE)