

115

THIS INSTRUMENT WAS PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
 180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA.
 PH.: 305-653-4493 / FAX: 305-651-7152
 O.N.: (040772) SURVEY (2004-082) CAD NO. 050023-P.DWG
 FIELD BOOK (488/52 JWL)

CORAL TRACE OFFICE PARK

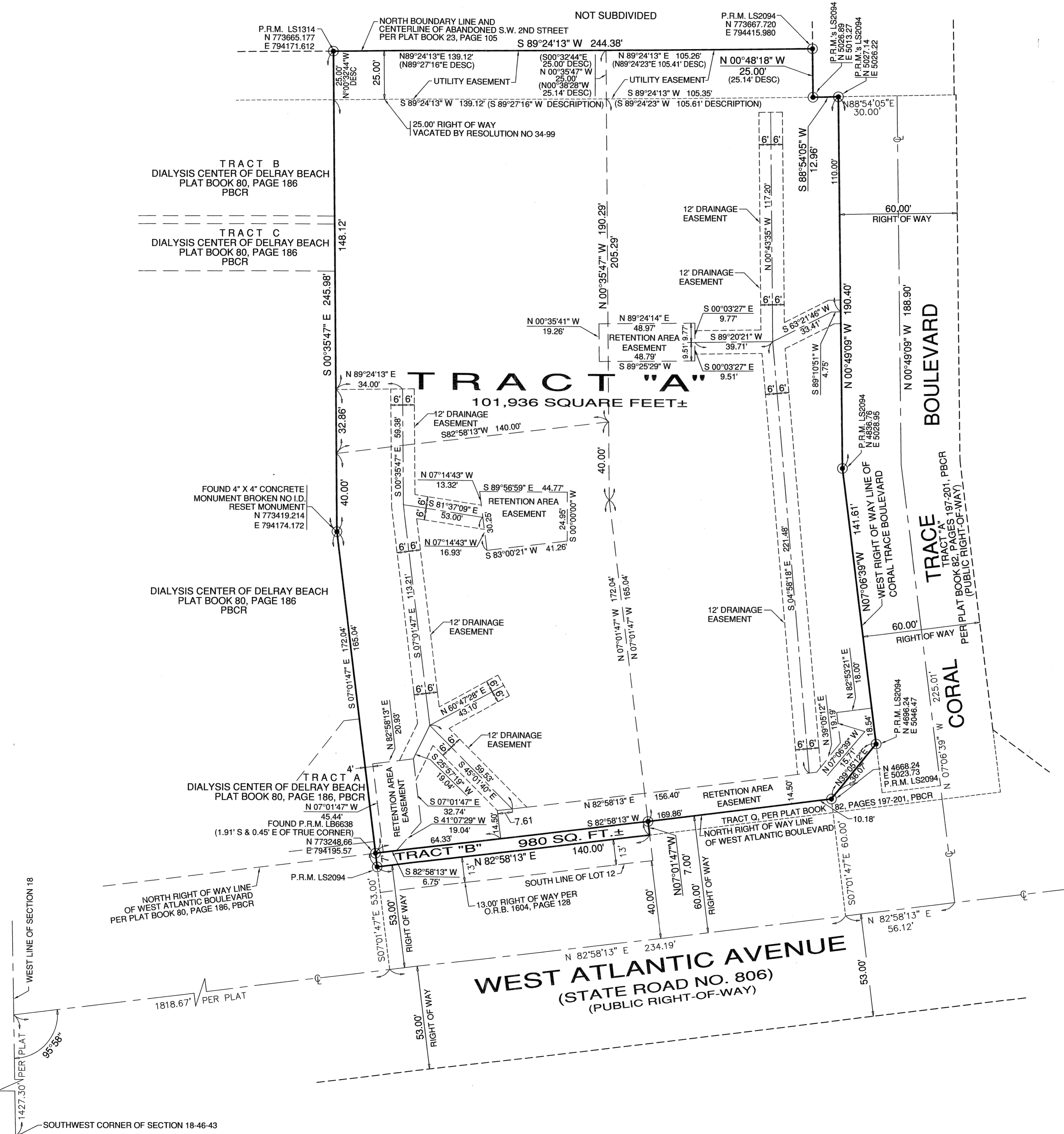
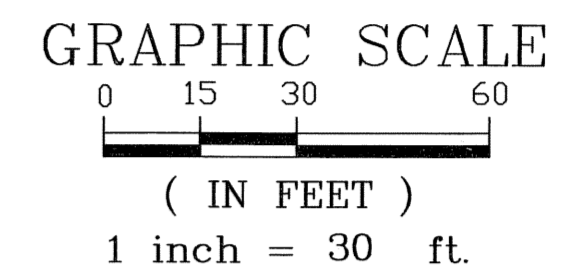
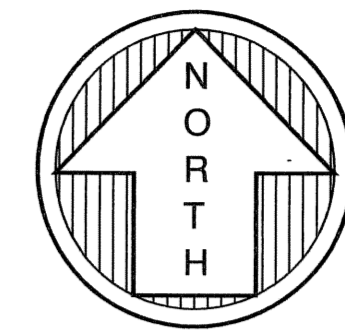
A REPLAT OF A PORTION OF PARCEL "A" CORAL TRACE SUBDIVISION (P.B. 82, PAGES 197-201, PBCR) AND
 A PORTION OF LOTS 12 AND 15, AND ABANDONED S.W. 2ND STREET, BREEZY RIDGE ESTATES (P.B. 23 PAGE 105, PBCR)
 LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
 FEBRUARY 2005

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
 AT _____ M., THIS _____ DAY
 OF _____ 2005 AND DULY
 RECORDED IN PLAT BOOK NO. _____
 ON PAGES _____ AND _____

SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____ DC



SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N82°58'13"E FOR THE NORTH RIGHT OF WAY LINE OF WEST ATLANTIC AVENUE.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
3. 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.
4. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
5. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
6. COORDINATES SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983.

LEGEND:

- ESM'T = DENOTES EASEMENT
- O.R.B. = DENOTES OFFICIAL RECORD
- P.B. = DENOTES PLAT BOOK
- P.C. = DENOTES PAGE
- PBCR = DENOTES PALM BEACH COUNTY RECORDS
- C. = DENOTES CENTERLINE
- = DENOTES PERMANENT REFERENCE MONUMENT (PRM)
- = DENOTES PERMANENT CONTROL POINTS (PCP)

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 THIS COUNTY.