

# LATITUDE DELRAY

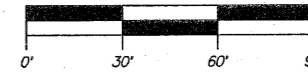
BEING A REPLAT OF A PORTION OF BLOCKS 4 AND 8, A PORTION OF DIXIE BOULEVARD, A PORTION OF THE SOUTH HALF OF THE ABANDONED AVENUE K, A PORTION OF THE ABANDONED AVENUE L, ALL BEING IN THE PLAT OF DEL-RATON PARK (PLAT BOOK 14, PAGES 9-10); LOTS B, C, D, E, F AND G, TROPIC PALMS PLAT NO. 1, (PLAT BOOK 25, PAGES 99-102) AND A PORTION OF LOT 1, TROPIC GARDENS (PLAT BOOK 29, PAGE 121), BEING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

AGUST 2005  
SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483.  
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SHERWOOD HONDA  
(PLAT BOOK 49, PAGE 157)

SCALE: 1" = 30'



116

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_, AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
SHARON R. BOCK, CLERK OF CIRCUIT COURT  
BY \_\_\_\_\_ D.C.

**LINE TABLE**

LINE#	DISTANCE	BEARING
L-1	8.00'	N82°00'00"W
L-2	8.00'	N82°00'00"W
L-3	8.00'	N82°00'00"W
L-4	8.00'	N82°00'00"W
L-5	27.00'	N82°00'00"W
L-6	18.00'	N82°00'00"W
L-7	27.00'	N82°00'00"W
L-8	18.00'	N82°00'00"W
L-9	8.00'	N82°00'00"W
L-10	18.00'	N82°00'00"W
L-11	8.00'	N82°00'00"W
L-12	27.00'	N82°00'00"W
L-13	18.00'	N82°00'00"W
L-14	8.00'	N82°00'00"W
L-15	27.00'	N82°00'00"W
L-16	18.00'	N82°00'00"W

LEGEND:

- ☉ = CENTERLINE
- P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB 353")
- C.A. = CENTRAL ANGLE
- C.B. = CHORD BEARING
- O.R.B. = OFFICIAL RECORD BOOK

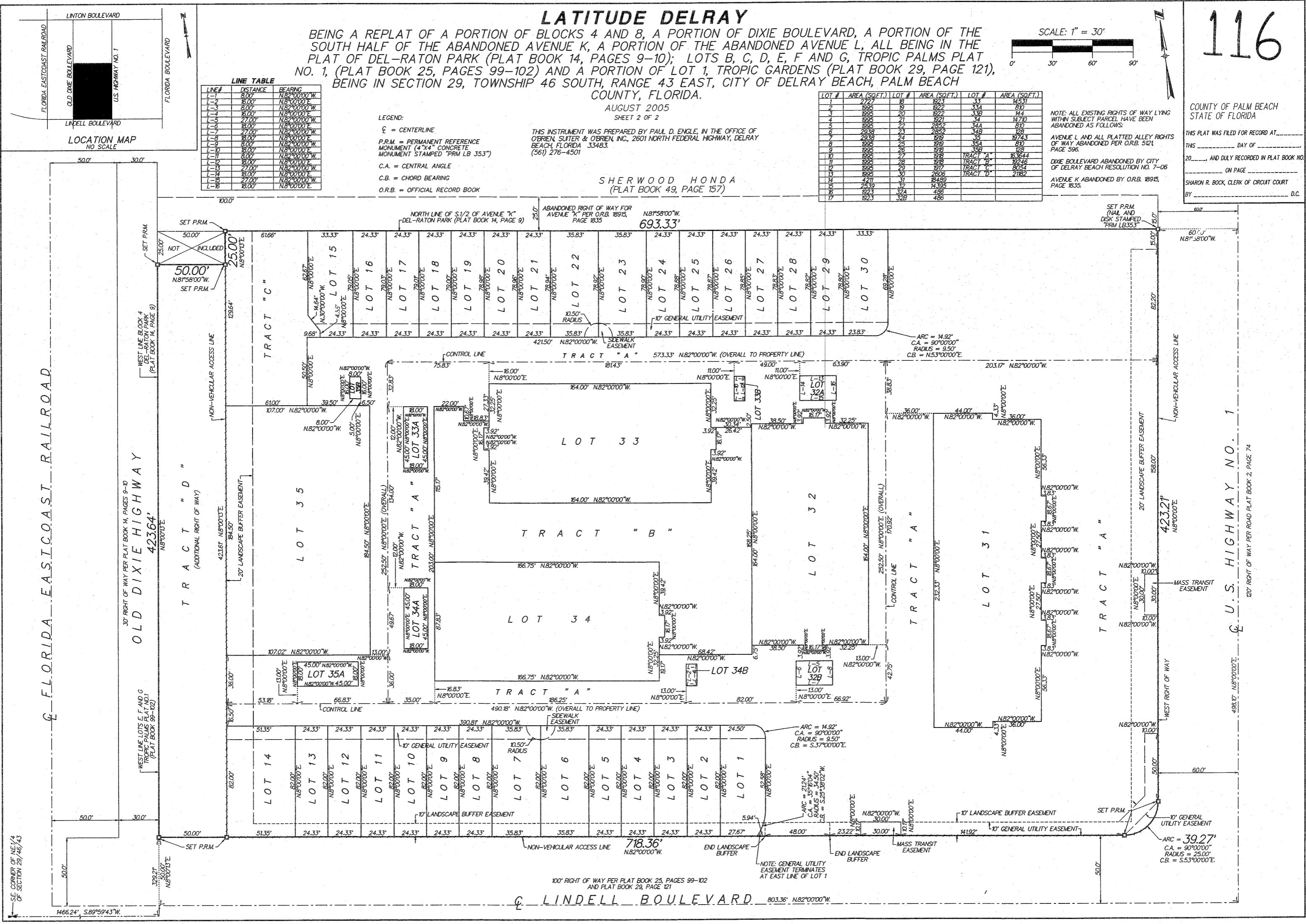
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)
1	2727	18	823	33	4537
2	885	19	822	34	810
3	885	20	822	35	144
4	885	21	822	36	1470
5	885	22	822	37	810
6	2938	23	2852	38	138
7	2938	24	2852	39	19743
8	885	25	819	40	810
9	885	26	818	41	128
10	885	27	818	TRACT "A"	83644
11	885	28	818	TRACT "B"	8248
12	885	29	817	TRACT "C"	8054
13	885	30	2606	TRACT "D"	2182
14	4717	31	8489		
15	2829	32	1435		
16	823	32B	486		
17	823	32B	486		

NOTE: ALL EXISTING RIGHTS OF WAY LYING WITHIN SUBJECT PARCEL HAVE BEEN ABANDONED AS FOLLOWS:

AVENUE L AND ALL PLATTED ALLEY RIGHTS OF WAY ABANDONED PER O.R.B. 5121, PAGE 596.

DIXIE BOULEVARD ABANDONED BY CITY OF DELRAY BEACH RESOLUTION NO. 7-06.

AVENUE K ABANDONED BY O.R.B. 18915, PAGE 1835.



FLORIDA EASTCOAST RAILROAD

OLD DIXIE HIGHWAY 42364'

U.S. HIGHWAY NO. 1

LINDELL BOULEVARD

SE CORNER OF NE 1/4 OF SECTION 29/46/43

120' RIGHT OF WAY PER ROAD PLAT BOOK 2, PAGE 74

100' RIGHT OF WAY PER PLAT BOOK 25, PAGES 99-102 AND PLAT BOOK 29, PAGE 121

NOTE: GENERAL UTILITY EASEMENT TERMINATES AT EAST LINE OF LOT 1

ARC = 39.27'  
C.A. = 90°00'00"  
RADIUS = 25.00'  
C.B. = 5.53°00'00"E

ARC = 14.92'  
C.A. = 90°00'00"  
RADIUS = 9.50'  
C.B. = 5.37°00'00"E

ARC = 51.64'  
C.A. = 34.50°  
RADIUS = 34.50'  
C.B. = 5.25°38'02"W