OWENS BAKER PLAT

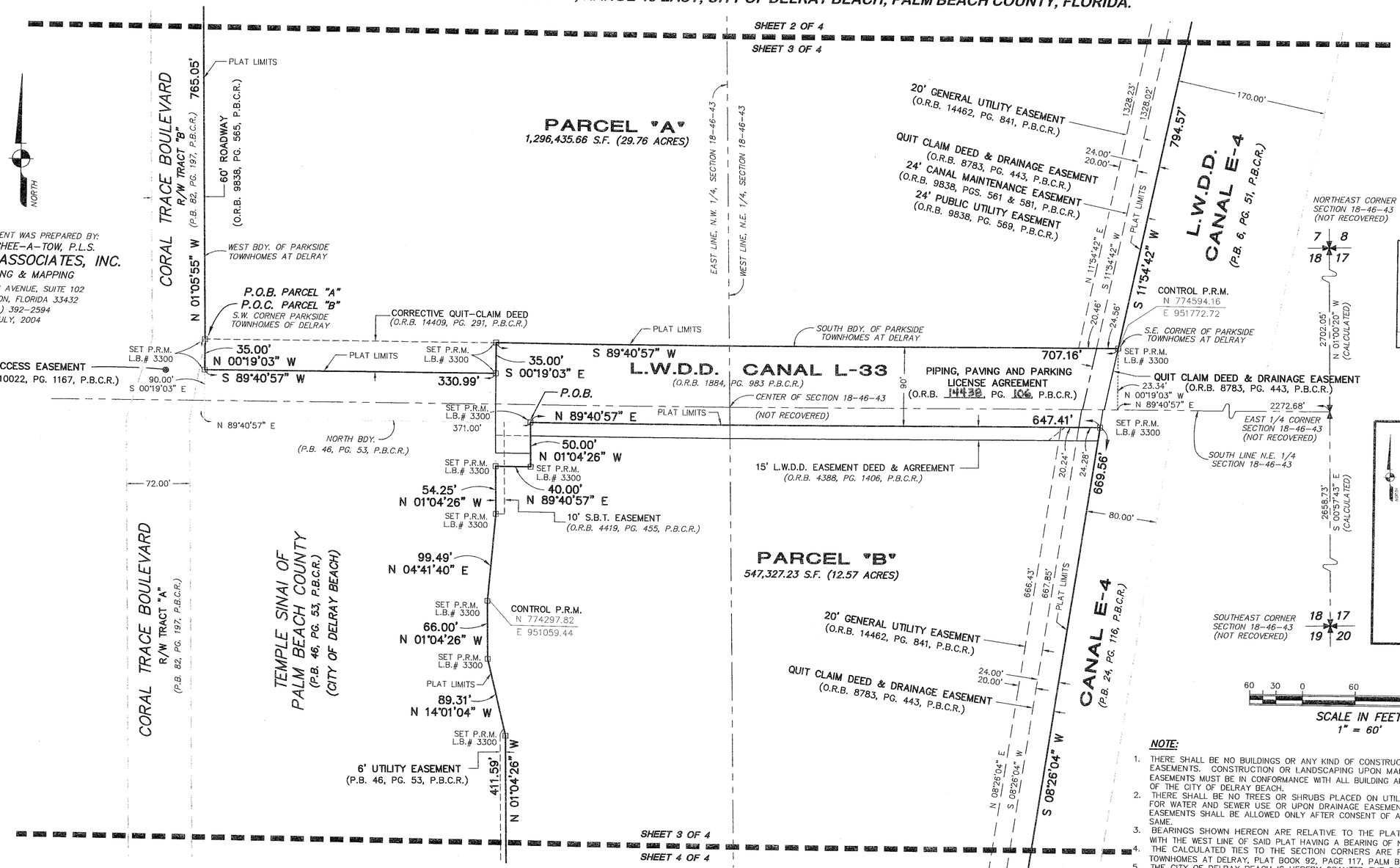
BEING A RE-PLAT OF A PORTION OF 'TEMPLE SINAI OF PALM BEACH COUNTY' (P.B. 46, PG. 53, P.B.C.R.); A PORTION OF 'REPLAT OF PART BREEZY RIDGE ESTATES' (P.B. 24, PG. 116, P.B.C.R.); ALL OF 'PARKSIDE TOWNHOMES AT DELRAY' (P.B. 92, PG. 117, P.B.C.R.) AND A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SITUATE IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

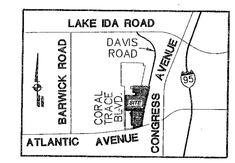
112

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ day of _____, 2006, and duly recorded in Plat Book _____, Pages _____, through _____.

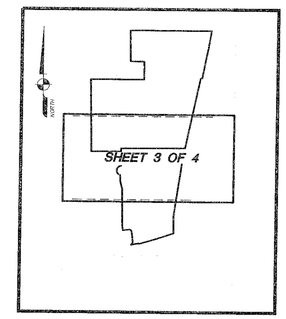
SHARON R. BOCK
Clerk & Comptroller
By: _____ D.C.

SHEET 3 OF 4





LOCATION MAP
NOT TO SCALE



SHEET KEY

60 30 0 60 120 180
SCALE IN FEET
1" = 60'

THE THREE (3) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
HARDIN	N 777299.088	E 948605.531
HORNE	N 777273.650	E 952759.066
MIDDLE (NGS)	N 775657.063	E 964435.894

S 71°30'24" W (PLAT BEARING)
S 71°35'09" W (GRID BEARING)
NORTH RIGHT-OF-WAY ATLANTIC AVENUE
00°04'45" = CLOCKWISE BEARING ROTATION (PLAT TO GRID)

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 = 1.000040946
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

AREA TABULATION:

PARCEL A =	1,296,435.66 S.F.	29.76 ACRES
PARCEL B =	547,327.23 S.F.	12.57 ACRES
TOTAL	1,843,762.89 S.F.	42.33 ACRES

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.

NOTE:

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. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT PARKSIDE TOWNHOMES AT DELRAY WITH THE WEST LINE OF SAID PLAT HAVING A BEARING OF N 01°05'55" W.
4. THE CALCULATED TIES TO THE SECTION CORNERS ARE REFERENCED TO THE PLAT PARKSIDE TOWNHOMES AT DELRAY, PLAT BOOK 92, PAGE 117, PALM BEACH COUNTY RECORDS.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
7. 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.
8. 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.
9. ABBREVIATION LEGEND; A= ARC LENGTH; BDY.= BOUNDARY; BLVD.= BOULEVARD; ℄= CENTERLINE; Δ= CENTRAL ANGLE; EXT.= EXTENSION; F.D.O.T.= FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L.= FLORIDA POWER AND LIGHT; L.B.= LICENSED BUSINESS; L.W.D.D.= LAKE WORTH DRAINAGE DEPARTMENT; O.R.B.= OFFICIAL RECORDS BOOK; PG.= PAGE; P.L.S.= PROFESSIONAL LAND SURVEYOR; P.B.= PLAT BOOK; P.B.C.R.= PALM BEACH COUNTY RECORDS; P.R.M.= PERMANENT REFERENCE MONUMENT; R= RADIUS; R/W= RIGHT-OF-WAY; S.B.T.= SOUTHERN BELL AND TELEPHONE (BELLSOUTH); SEC.= SECTION; S.F.= SQUARE FOOT; U.E.= UTILITY EASEMENT.

SYMBOL LEGEND:

□ INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) WITH BRASS DISK STAMPED L.B. #3300.
○ INDICATES SET 5/8" IRON ROD WITH CAP STAMPED L.B. #3300 (UNLESS OTHERWISE NOTED).

7059-8