THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7301–A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392–1991
APRIL – 2007

SEAGATE HOTEL ON ATLANTIC

BEING A REPLAT OF A PORTION OF BLOCK 157, PLAT OF THE FRACTIONAL EAST HALF SEC 16, TP46S, OF R43E, AS RECORDED IN PLAT BOOK 1, PAGE 25, TOGETHER WITH PORTIONS OF BLOCK A AND LOTS 1 AND 7, BLOCK C, JOHN B. REID'S VILLAGE, AS RECORDED IN PLAT BOOK 21, PAGE 95, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

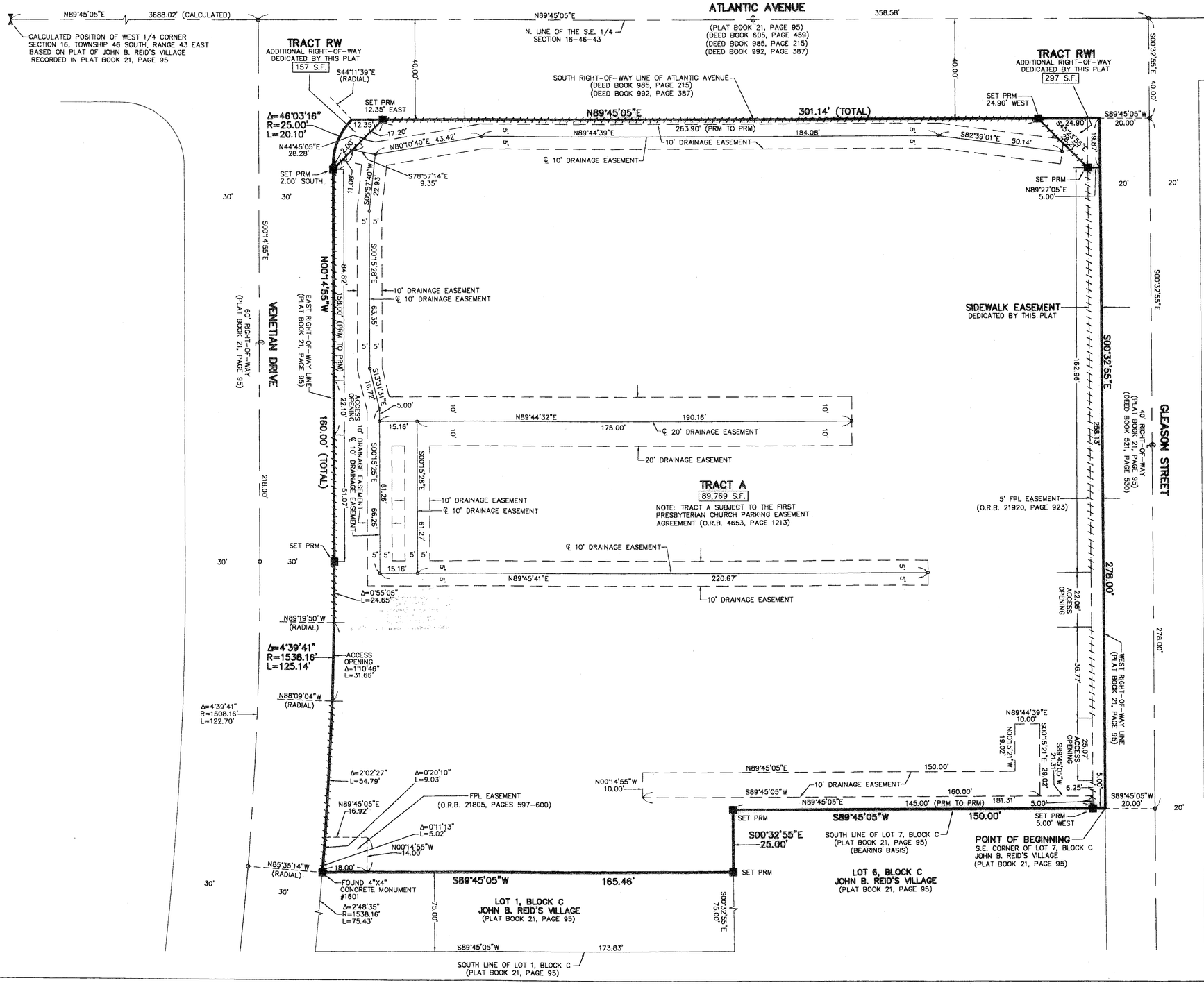
174

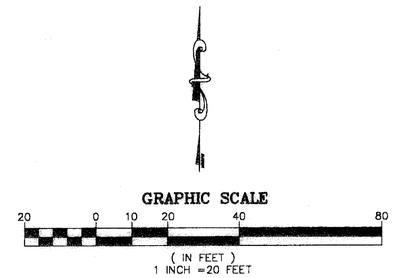
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2007_ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 2





SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS ARE RELATIVE TO ASSUMED BEARING OF S89°45'05"W ALONG THE SOUTH LINE OF LOT 7, BLOCK C, AS SHOWN ON JOHN B. REID'S VILLAGE, AS RECORDED IN PLAT BOOK 21, PAGE 95
5. ■ P.R.M. – INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
6. "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.
7. S.F. – DENOTES SQUARE FEET
8. ℄ – DENOTES CENTERLINE
9. O.R.B. – DENOTES OFFICIAL RECORDS BOOK
10. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
11. L.B.E. – DENOTES LANDSCAPE BUFFER EASEMENT
12. FPL– FLORIDA POWER AND LIGHT COMPANY
13. ⊸⊸⊸⊸⊸⊸ DENOTES NON–VEHICULAR ACCESS LINE
14. Δ – DENOTES CENTRAL ANGLE
15. R – DENOTES RADIUS
16. L – DENOTES ARC LENGTH
17. LBE – DENOTES LANDSCAPE BUFFER EASEMENT