

REGIONS DELRAY

BEING A REPLAT OF BLOCK 6, RIO DEL REY, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 12, PAGE 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
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OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
FEBRUARY - 2008

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000487
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2
CENTIMETER GEODETIC CONTROL SURVEY.
N89°14'06"E (PLAT BEARING) 00°06'29" = BEARING ROTATION
N89°07'37"E (GRID BEARING) (PLAT TO GRID)
NORTH LINE OF THIS PLAT COUNTERCLOCKWISE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2008 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK

- SURVEY NOTES:**
- 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.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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.
 - THERE SHALL BE NO TREES OR SHRUBS SHALL BE 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 UTILITY COMPANIES OCCUPYING SAME.
 - BEARINGS ARE RELATIVE TO ASSUMED BEARING OF N.89°14'06"E. ALONG THE NORTH LINE OF BLOCK 6, RIO DEL REY, AS RECORDED IN PLAT BOOK 12, PAGE 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 - PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
 - PRM - INDICATES SET NAIL AND DISK IN SIDEWALK MARKED PRM LB 3591.
 - "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.
 - CL - DENOTES CENTERLINE
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
 - Δ - DENOTES CENTRAL ANGLE
 - R - DENOTES RADIUS
 - L - DENOTES ARC LENGTH
 - (DEED) - REFERS TO OFFICIAL RECORD BOOK 21640, PAGES 242-246 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 - (PLAT) - REFERS TO RIO DEL REY, AS RECORDED IN PLAT BOOK 12, PAGE 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 - DE - DENOTES DRAINAGE EASEMENT
 - SSE - DENOTES SANITARY SEWER EASEMENT
 - GUE - DENOTES GENERAL UTILITY EASEMENT
 - NVAL - DENOTES NON-VEHICULAR ACCESS LINE
 - ***** DENOTES NON-VEHICULAR ACCESS LINE
 - S.F. - DENOTES SQUARE FEET

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