

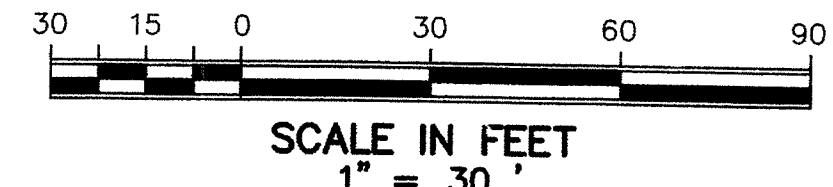
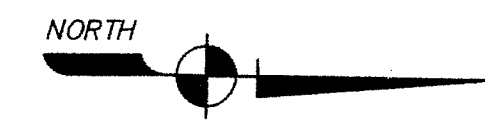
SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION

Being a Re-plot of a portion of Block 53 of the plat 'MAP OF THE TOWN OF LINTON, FLORIDA' (Plat Book 1, Page 3, Palm Beach County, Florida Records) Situate In Section 17, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida.

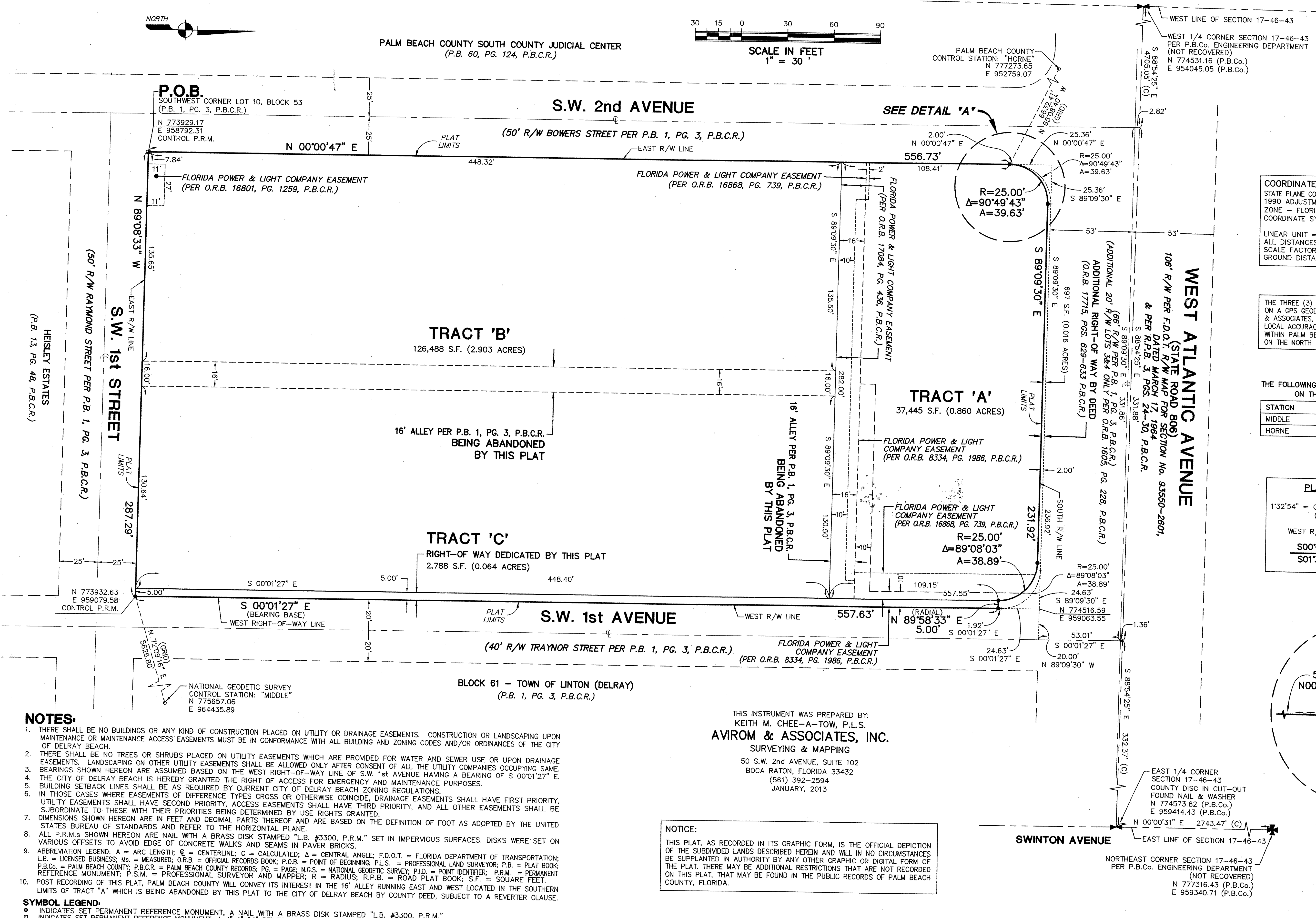
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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ 2013,
day of _____, and duly recorded in Plat Book _____, Pages _____ through _____
SHARON R. BOCK
Clerk and Comptroller
By: _____ D.C.

SHEET 2 OF 2



PALM BEACH COUNTY SOUTH COUNTY JUDICIAL CENTER
(P.B. 60, PG. 124, P.B.C.R.)



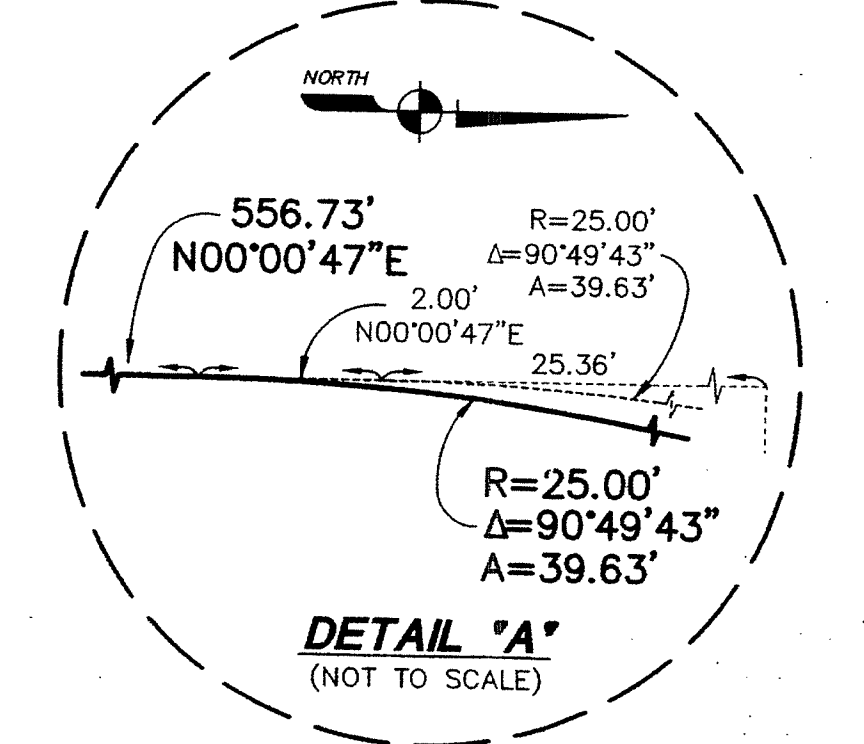
COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT
ZONE - FLORIDA EAST ZONE
COORDINATE SYSTEM - 1983, STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00046313
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

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 CONTROL STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
MIDDLE	N 775,657.063	E 964,435.894
HORNE	N 777,273.650	E 952,759.066

PLAT TO GRID CONVERSION
1°32'54" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)
WEST R/W LINE OF S.W. 1st AVENUE
S00°01'27"E (PLAT BEARING)
S01°34'21"E (GRID BEARING)



NOTES:

- 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.
- 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.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT-OF-WAY LINE OF S.W. 1st AVENUE HAVING A BEARING OF S 00°01'27" E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE 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.
- 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.
- ALL P.R.M.'S SHOWN HEREON ARE NAIL WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M." SET IN IMPERVIOUS SURFACES. DISKS WERE SET ON VARIOUS OFFSETS TO AVOID EDGE OF CONCRETE WALKS AND SEAMS IN PAVER BRICKS.
- ABBREVIATION LEGEND: A = ARC LENGTH; C = CENTERLINE; G = CALCULATED; Δ = CENTRAL ANGLE; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; L.B. = LICENSED BUSINESS; Ms. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.Co. = PALM BEACH COUNTY; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; N.G.S. = NATIONAL GEODETIC SURVEY; P.I.D. = POINT IDENTIFIER; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER; R = RADIUS; R.P.B. = ROAD PLAT BOOK; S.F. = SQUARE FEET.
- POST RECORDING OF THIS PLAT, PALM BEACH COUNTY WILL CONVEY ITS INTEREST IN THE 16' ALLEY RUNNING EAST AND WEST LOCATED IN THE SOUTHERN LIMITS OF TRACT "A" WHICH IS BEING ABANDONED BY THIS PLAT TO THE CITY OF DELRAY BEACH BY COUNTY DEED, SUBJECT TO A REVERTER CLAUSE.

SYMBOL LEGEND:

- INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."
- INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" REINFORCED CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JANUARY, 2013

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, FLORIDA.