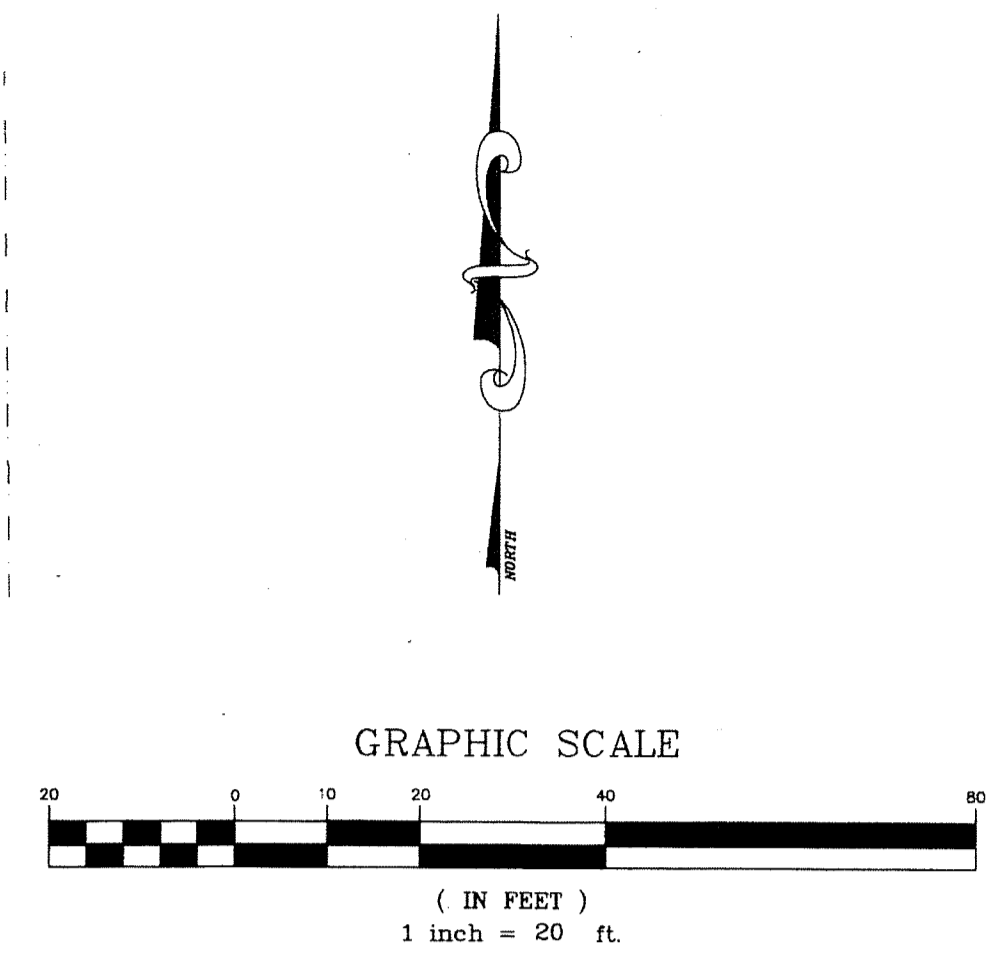


# SALVATORI - GALLOWAY PLAT

A REPLAT OF THE NORTH 102 FEET OF LOTS 17, 18 AND 19, BLOCK 4 OF DELL PARK,  
AN ADDITION TO THE CITY OF DELRAY BEACH, FLORIDA,  
PLAT BOOK 8, PAGE 56, P.B.C.R.,  
LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
APRIL, 2014

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
201\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_ THROUGH \_\_\_\_\_  
SHARON R. BOCK, CLERK AND  
COMPTROLLER

BY: \_\_\_\_\_ DC



### LEGEND

- P.B.C.R. PALM BEACH COUNTY RECORDS
- FND FOUND
- L.B. LICENSED BUSINESS DESIGNATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- Δ. CENTRAL ANGLE
- L. ARC LENGTH
- N. NORTHING COORDINATE VALUE
- E. EASTING COORDINATE VALUE
- ⊙. NAIL FOUND
- ⊕. CENTERLINE
- P.B.C. PALM BEACH COUNTY
- R.O.W. RIGHT-OF-WAY
- (CALC.) CALCULATED
- ////// NON-VEHICULAR ACCESS LINE (NVAL)

### PLAT NOTES

- ☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. L86860 (UNLESS NOTED OTHERWISE).
- BEARING REFERENCE: BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE EAST RIGHT-OF-WAY LINE OF N.E. 2ND AVENUE BEING NORTH 00°42'34" WEST.
- COORDINATES SHOWN ARE GRID. DATUM = NAD83 (1996 ADJUSTMENT). ZONE = FLORIDA EAST IN US SURVEY FEET ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.00005002.
- THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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 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 OR SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

### 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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY:  
A.M. LAZOWICK, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4105

**KEITH ASSOCIATES, INC.**  
consulting engineers

301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX(954) 788-3500  
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

