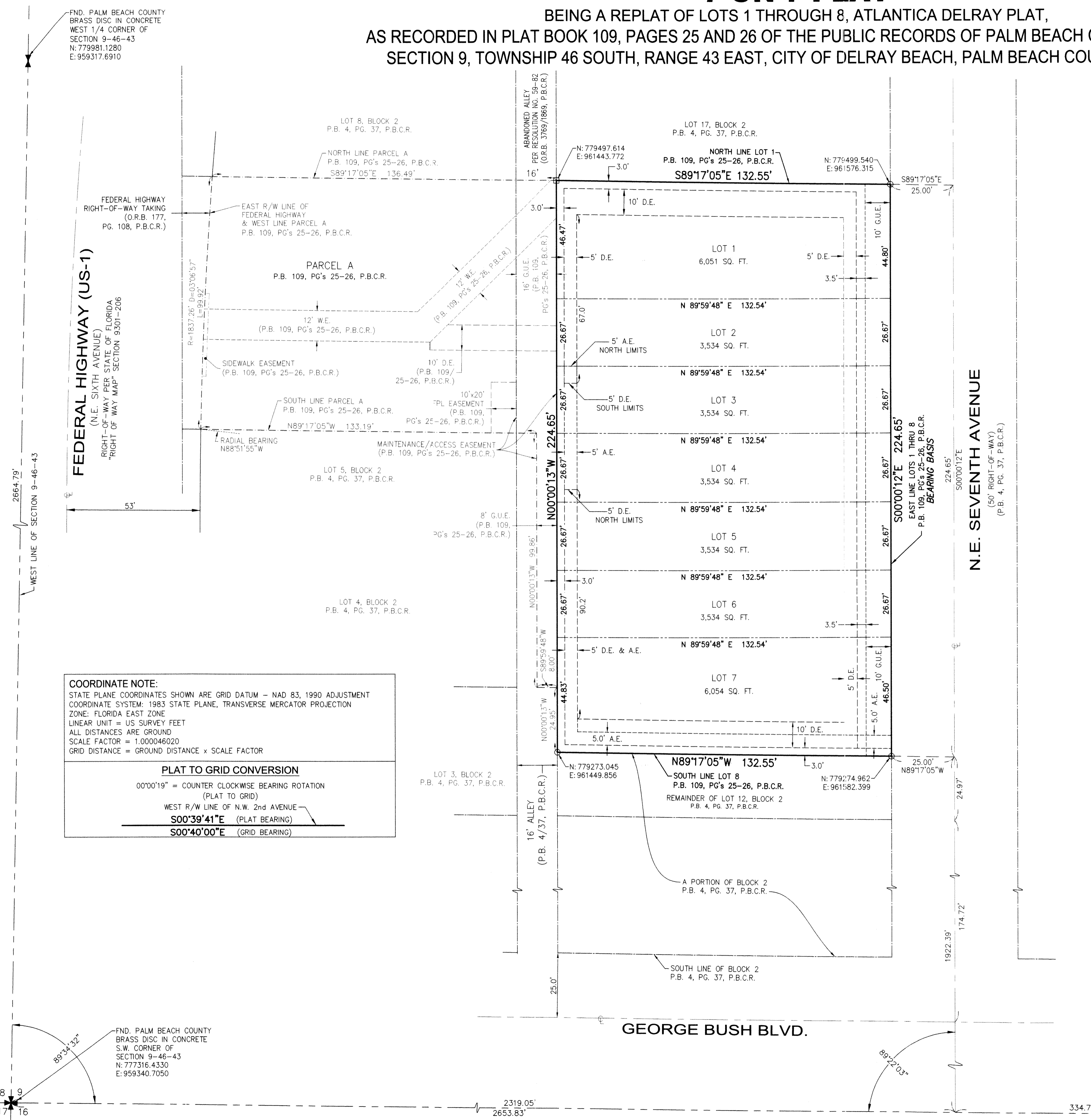


7 ON 7 PLAT

BEING A REPLAT OF LOTS 1 THROUGH 8, ATLANTICA DELRAY PLAT,
AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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SHEET 2 OF 2 SHEETS



FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
WEST 1/4 CORNER OF
SECTION 9-46-43
N: 779981.1280
E: 959317.6910

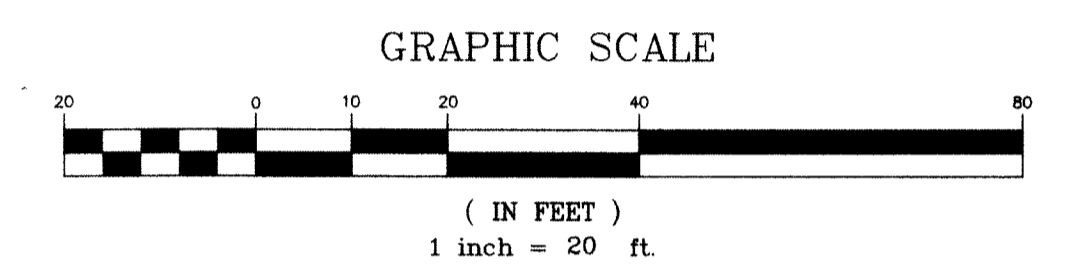
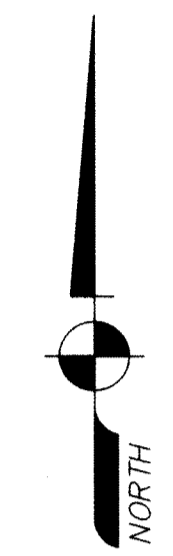
FEDERAL HIGHWAY (US-1)
(N.E. SIXTH AVENUE)
RIGHT-OF-WAY PER STATE OF FLORIDA
"RIGHT OF WAY MAP" SECTION 9301-206
(O.R.B. 177,
PG. 108, P.B.C.R.)

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT
COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000046020
GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

PLAT TO GRID CONVERSION
00°00'19" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)
WEST R/W LINE OF N.W. 2nd AVENUE
S00°39'41"E (PLAT BEARING)
S00°40'00"E (GRID BEARING)

FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
S.W. CORNER OF
SECTION 9-46-43
N: 777316.4330
E: 959340.7050

FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
SOUTH 1/4 CORNER
SECTION 9-46-43
N: 777359.0102
E: 961994.1934



THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594

AREA TABULATION	
LOT 1	6,051 SQUARE FEET
LOT 2	3,534 SQUARE FEET
LOT 3	3,534 SQUARE FEET
LOT 4	3,534 SQUARE FEET
LOT 5	3,534 SQUARE FEET
LOT 6	3,534 SQUARE FEET
LOT 7	6,054 SQUARE FEET
TOTAL AREA OF PLAT	29,775 SQUARE FEET
	0.6835 ACRES

NOTES:

- 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.
- 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 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 RELATIVE TO THE EAST LINE OF ATLANTICA DELRAY PLAT, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; HAVING A BEARING OF S00°00'12"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 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.
- 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.
- ABBREVIATION LEGEND: A.E. = ACCESS EASEMENT; BLVD. = BOULEVARD; C. = CENTERLINE; D.E. = DRAINAGE EASEMENT; D = CENTRAL ANGLE; FND. = FOUND; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER; R = RADIUS; SQ. FT. = SQUARE FEET; R/W = RIGHT OF WAY; W.E. = WATER EASEMENT.
- - INDICATES FOUND PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT AND A 3" BRASS DISC STAMPED "PRM LB 3300"
- - INDICATES FOUND PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT AND A BRASS DISC STAMPED "PRM LB 353"

NOTICE:
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