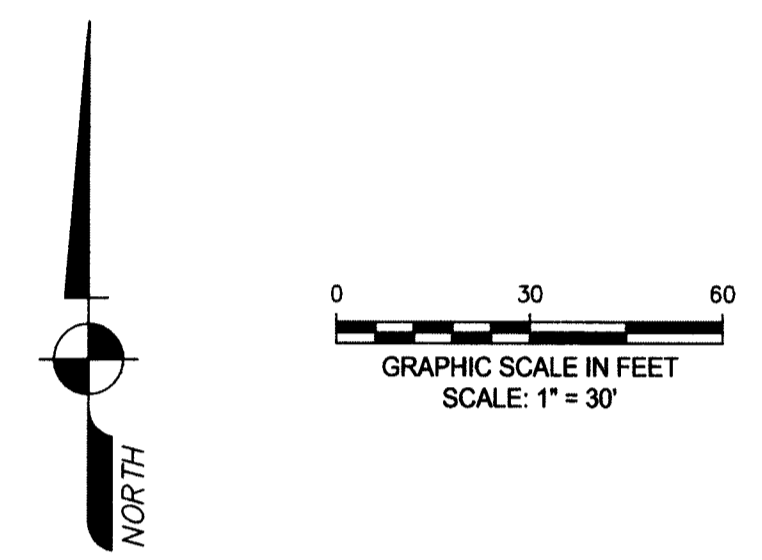
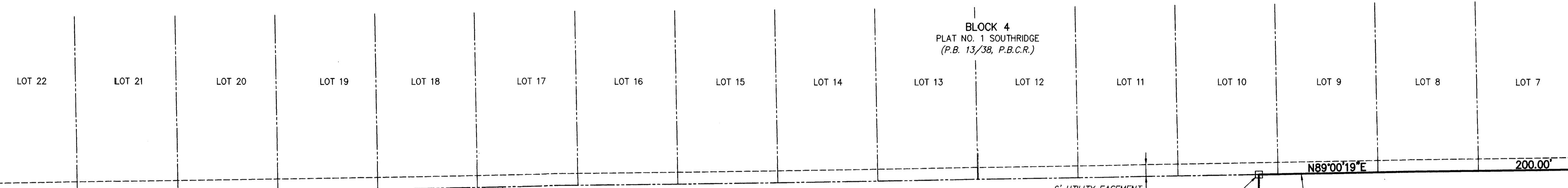


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THIS INSTRUMENT WAS PREPARED BY:  
 JOHN T. DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
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 (561) 392-2594  
 L.B. #3300  
 MARCH 2019

# AUTONATION COLLISION CENTER - DELRAY BEACH

BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



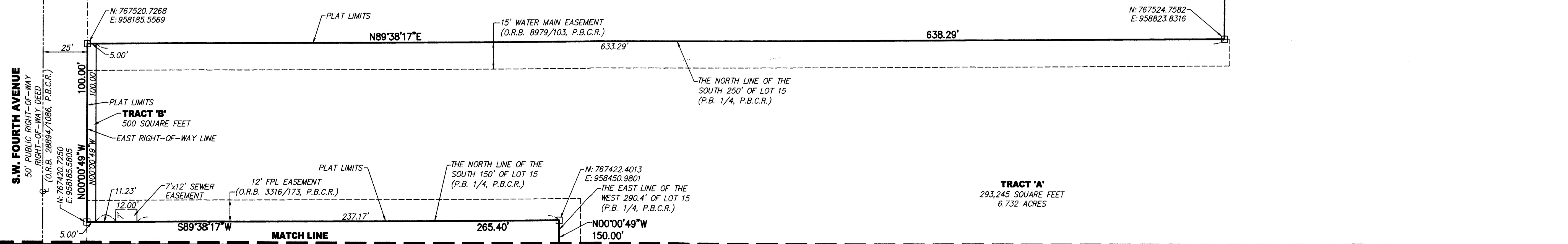
A PORTION OF LOT 15  
 MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 (P.B. 1/4, P.B.C.R.)

**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.

AREA TABULATION		
TRACT "A"	293,245 SQUARE FEET	6.732 ACRES
TRACT "B"	500 SQUARE FEET	0.012 ACRES
<b>TOTAL AREA OF PLAT</b>	<b>293,745 SQUARE FEET</b>	<b>6.744 ACRES</b>

**COORDINATE NOTE:**  
 STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)  
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION  
 ZONE: FLORIDA EAST ZONE  
 LINEAR UNIT = US SURVEY FEET  
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.  
 SCALE FACTOR = 1.000046667  
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

TIES WERE MADE TO THE SOUTHEAST AND SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.



EAST QUARTER (1/4) CORNER SECTION 20-46-43 PALM BEACH COUNTY BRASS DISK (NOT RECOVERED)  
 N: 76923.7000  
 E: 959466.5000

EAST LINE SECTION 20-46-43  
 2658.88' (GRID)  
 2658.78' (GROUND)

A PORTION OF LOT 15 MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST (P.B. 1/4, P.B.C.R.)  
 2208.64' (GRID)  
 2208.54' (GROUND)

EAST LINE SECTION 20-46-43  
 2658.88' (GRID)  
 2658.78' (GROUND)

S00°01'07"E  
 S00°01'07"E  
 SEE SHEET 3 OF 3