

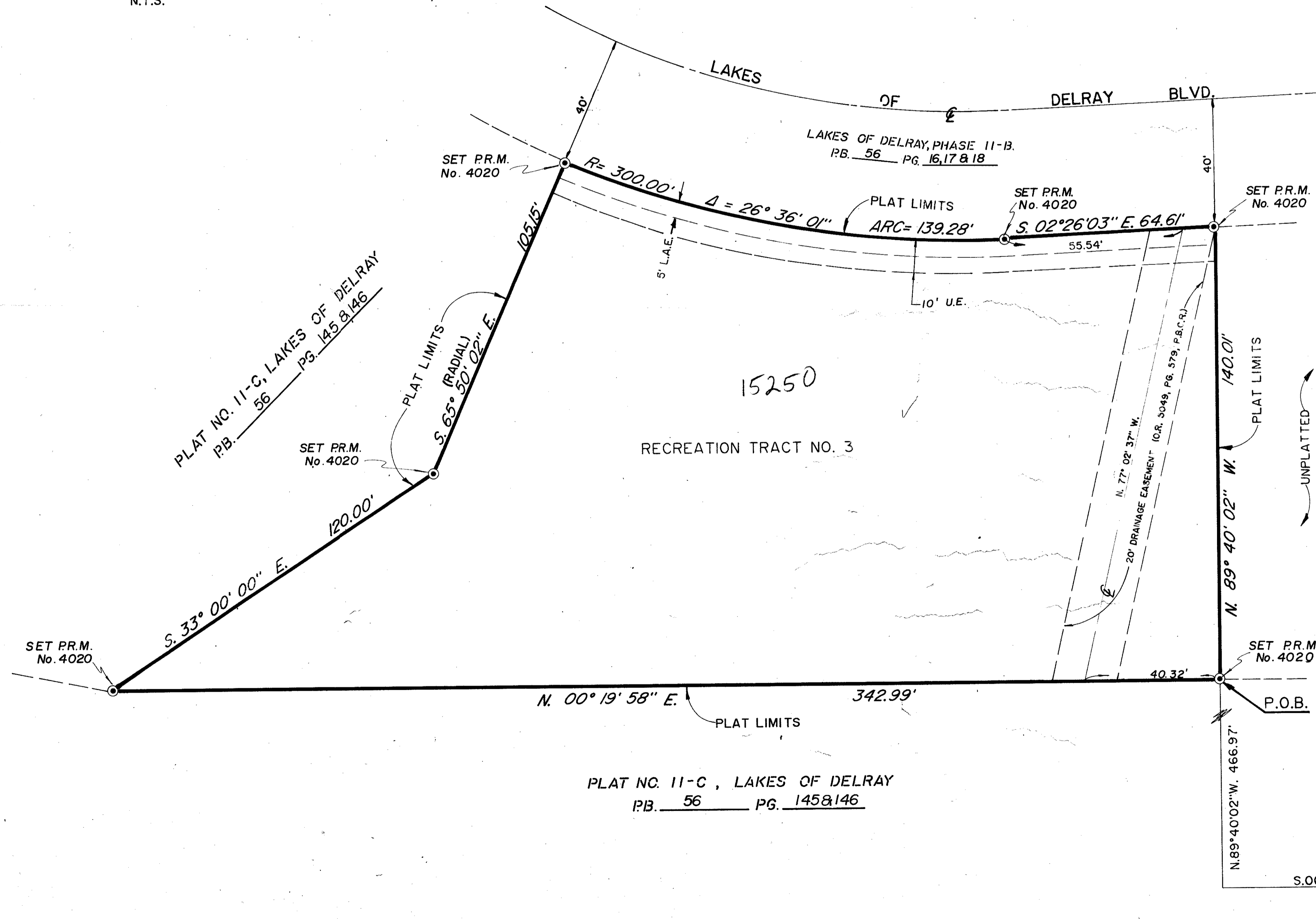
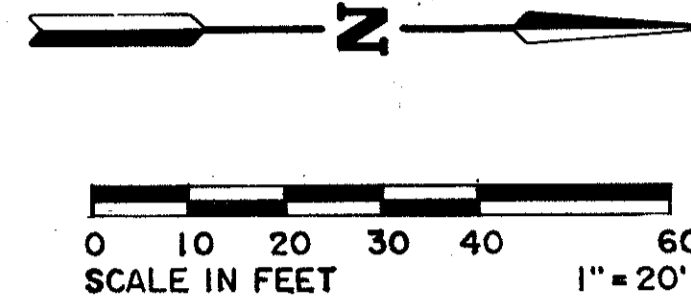
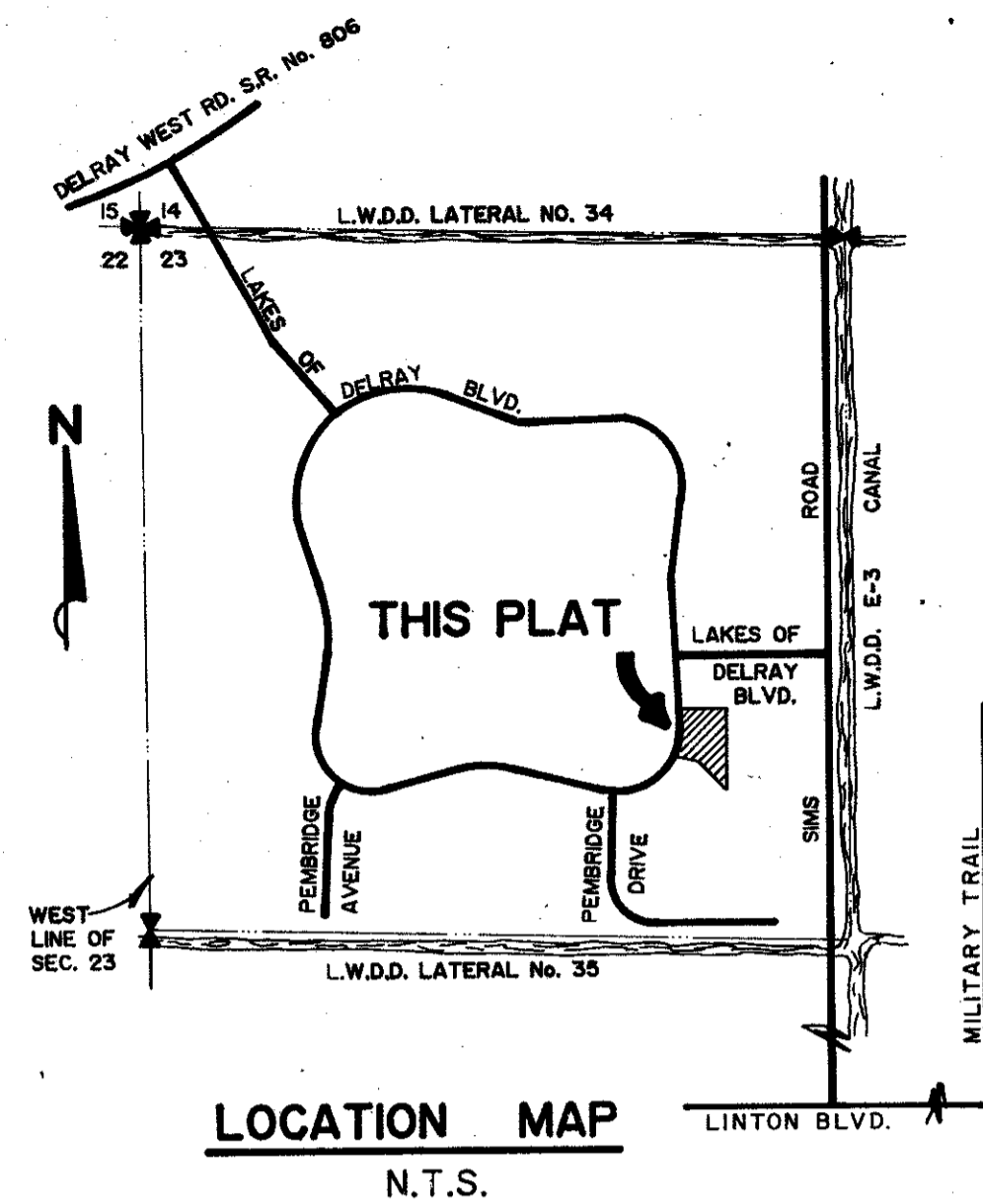
THIS INSTRUMENT PREPARED BY  
LARRY BIRMINGHAM OF  
DANIEL CARNAHAN  
CONSULTING ENGINEERS, INC.  
6191 W. ATLANTIC BLVD., MARGATE, FLA.  
SEPT., 1987 8706009-C S.W.

# RECREATION AREA NO. 3 LAKES OF DELRAY

BEING A PORTION OF THE NORTHWEST ONE - QUARTER  
OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA.

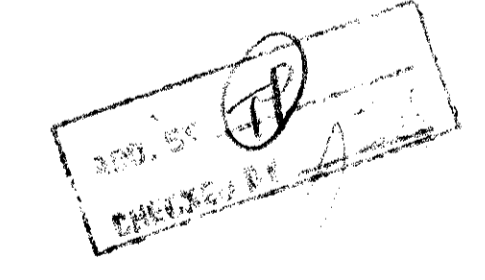
STATE OF FLORIDA } s.s.  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_, THIS  
DAY OF \_\_\_\_\_, 1989, A.D.,  
AND DULY RECORDED IN PLAT BOOK  
No. \_\_\_\_\_ ON PAGES \_\_\_\_\_  
AND  
JOHN B. DUNKLE, CLERK  
BY: \_\_\_\_\_, D.C.

SHEET 2 OF 2 SHEETS



### NOTES

1. ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'s) BEAR THE REGISTRATION NUMBER 4020 AND ARE SHOWN THUS. (C)
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE NORTHWEST 1/4 OF SECTION 23 BEING SOUTH 00°19'58" WEST, ACCORDING TO THE SAME MERIDIAN AS SHOWN ON THE PLAT OF "LAKES OF DELRAY-PLAT NO ONE" AS RECORDED IN PLAT BOOK 42, PG. 46 AND 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
4. 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 ORDINANCES OF PALM BEACH COUNTY.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
6. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
8. D.E. INDICATES DRAINAGE EASEMENT.
9. U.E. INDICATES UTILITY EASEMENT.
10. L.A.E. INDICATES LIMITED ACCESS EASEMENT.
11. ALL DRAINAGE EASEMENTS ARE 12' WIDE UNLESS OTHERWISE NOTED.
12. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Recreation Area 3  
SUBMISSION # Lakes of Delray  
BOOK 03 PAGE 57  
FLOOD MAP # 220B  
FLOOD ZONE P  
ZONING RM  
ZIP CODE 33445  
782-470  
CE # 11/12  
FID NAME

0267-010

P.O.C.  
NORTHEAST CORNER,  
NORTHWEST ONE-QUARTER (1/4)  
SECTION 23-46-42

RECREATION AREA No. 3, LAKES OF DELRAY 63/57