THIS INSTRUMENT PREPARED BY:
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SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING

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OCTOBER 1996

VIA MARINA

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK K, JOHN B. REID'S VILLAGE (PLAT BOOK 21, PAGE 95, P.B.C.R.) AND A PORTION OF LOT 5, BLOCK L, REPLAT OF BLOCKS L, M, AND N, JOHN B. REID'S VILLAGE (PB 23, PG 137, P.B.C.R.) IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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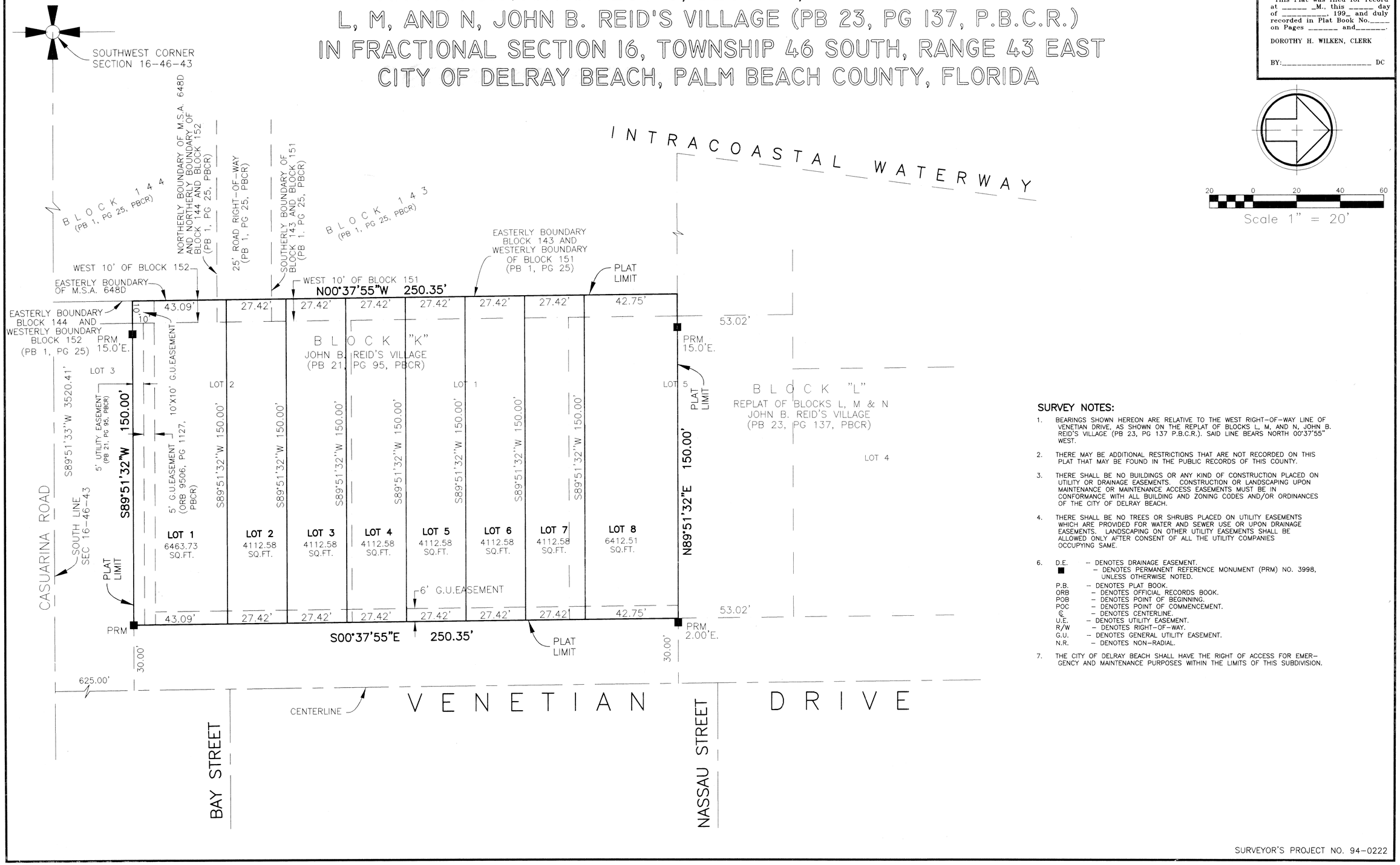
STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

This Plat was filed for record at _____ _M., this _____ day of _____, 199_ and duly recorded in Plat Book No._____ on Pages _____ and_____.

DOROTHY H. WILKEN, CLERK

BY:_____ DC



20 0 20 40 60
Scale 1" = 20'

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF VENETIAN DRIVE, AS SHOWN ON THE REPLAT OF BLOCKS L, M, AND N, JOHN B. REID'S VILLAGE (PB 23, PG 137 P.B.C.R.). SAID LINE BEARS NORTH 00°37'55" WEST.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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.
4. 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.
6. D.E. – DENOTES DRAINAGE EASEMENT.
■ – DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.

P.B. – DENOTES PLAT BOOK.
ORB – DENOTES OFFICIAL RECORDS BOOK.
POB – DENOTES POINT OF BEGINNING.
POC – DENOTES POINT OF COMMENCEMENT.
℄ – DENOTES CENTERLINE.
U.E. – DENOTES UTILITY EASEMENT.
R/W – DENOTES RIGHT-OF-WAY.
G.U. – DENOTES GENERAL UTILITY EASEMENT.
N.R. – DENOTES NON-RADIAL.

7. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

SURVEYOR'S PROJECT NO. 94-0222

SUBDIVISION VIA MARINA
BOOK 79 PAGE 74
FLOOD ZONE — FLOOD MAP # —
QUAD # — ZONING —
SE — ZIP CODE —
PUD NAME City of Delray Beach

C:\CAD\9402220222PLAT Wed Mar 05 12:22:11 1997