

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, P.S.M.

**SDA** SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING

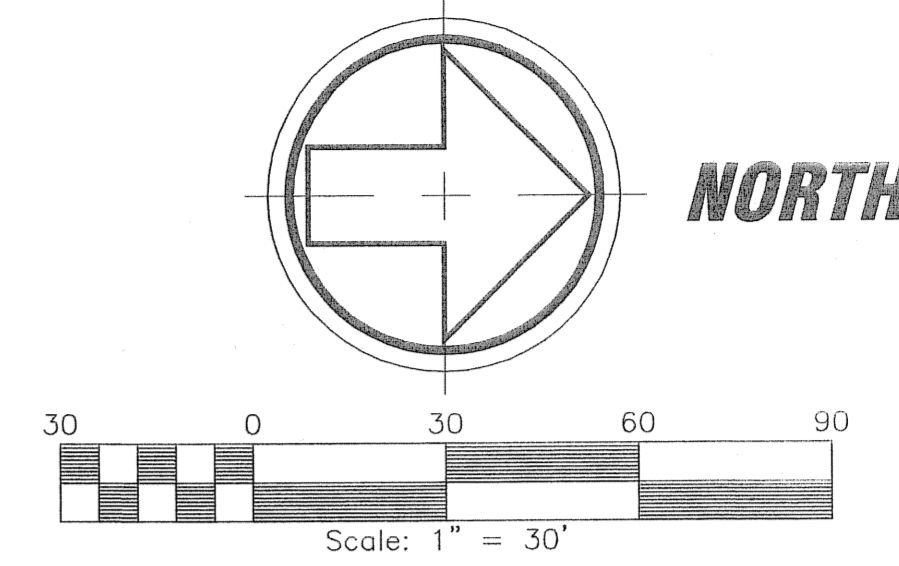
CERTIFICATE OF AUTHORIZATION NO. LB6456  
3410 North Andrews Avenue Ext. • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754  
AUGUST, 2005

# AVENUE EAST PLAT

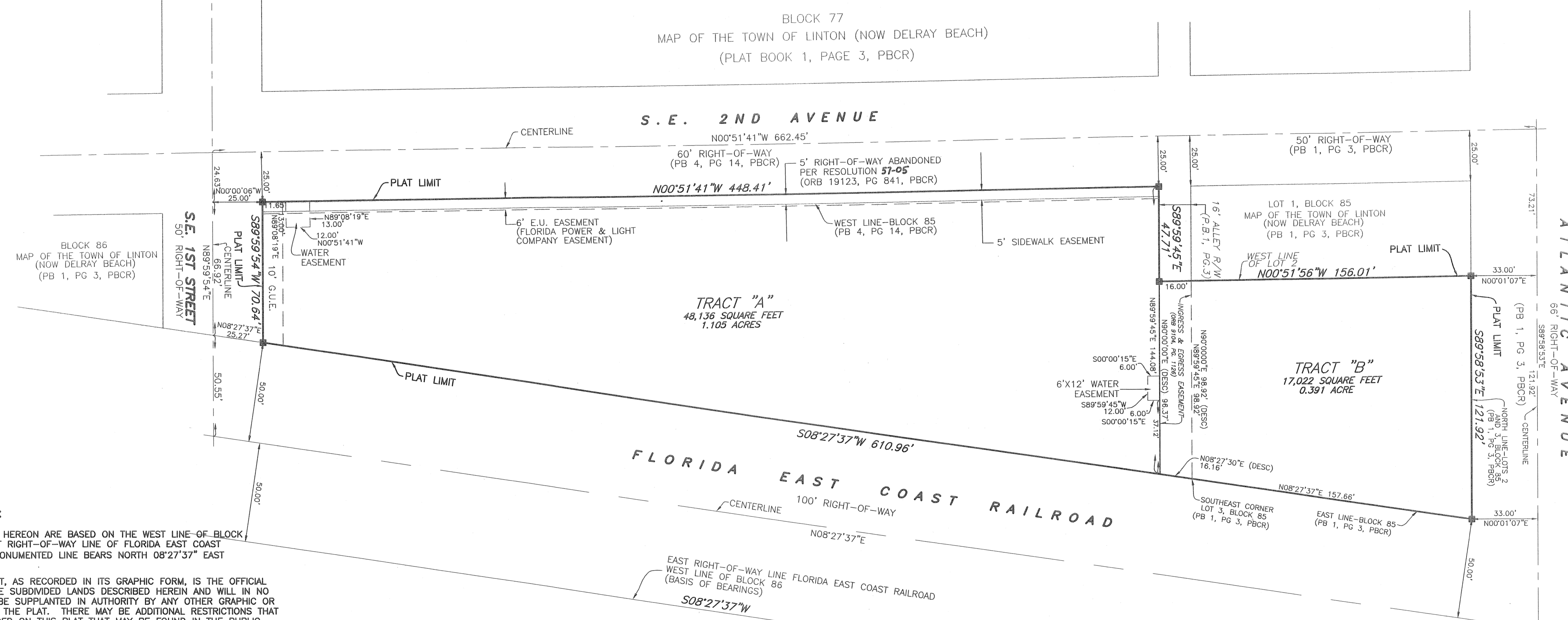
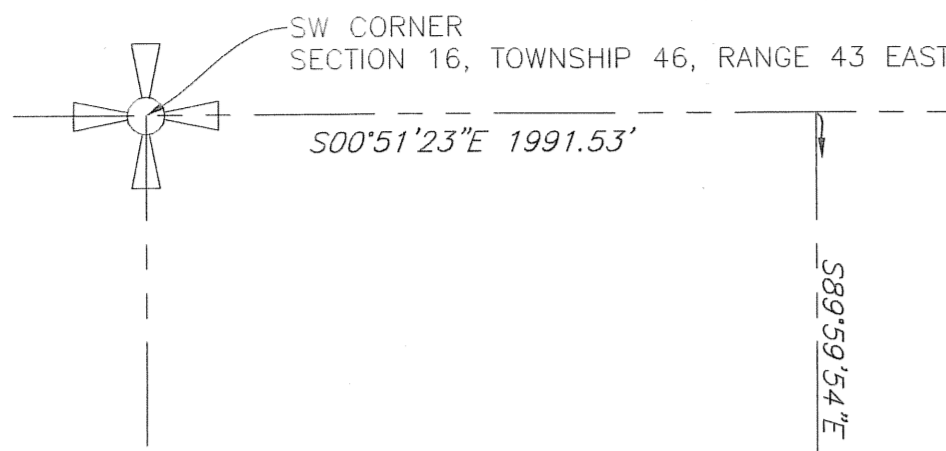
SHEET 2 OF 2 SHEETS

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A REPLAT OF LOTS 2, AND 3, BLOCK 85, TOWN OF LINTON (NOW DELRAY BEACH) (PB 1, PG 3, PBCR), TOGETHER WITH LOTS 1 THROUGH 18, INCLUSIVE, SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET, SUBDIVISION OF BLOCK 85, (PB 4, PG 14, PBCR), TOGETHER WITH THAT PART OF THE ABANDONED ALLEY RIGHT-OF-WAY ADJACENT TO SAID LOTS 1 THROUGH 18, INCLUSIVE, LESS THE SOUTH 10 FEET, TOGETHER WITH THAT PART OF THE 16 FOOT ALLEY RIGHT-OF-WAY ADJACENT TO SAID LOTS 2 AND 3, IN SAID BLOCK 85. TOGETHER WITH A 5.00 FOOT STRIP OF RIGHT-OF WAY LYING ADJACENT TO LOTS 1 THROUGH 18, INCLUSIVE, SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET (PB 4, PG 14, PBCR) ALL LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 2005, and duly recorded in Plat Book No. \_\_\_\_\_ on Pages \_\_\_\_\_ and \_\_\_\_\_.  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: \_\_\_\_\_ DC



**SURVEY NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE-OF-BLOCK 86 AND THE EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY. SAID MONUMENTED LINE BEARS NORTH 08°27'37" EAST (ASSUMED)

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.

- 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.
- 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.
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|--|---|
| D.E. - DENOTES DRAINAGE EASEMENT.  | P.R.M. - DENOTES PERMANENT REFERENCE MARKER     |
| ■ - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED. | R - DENOTES RADIUS.                             |
| P.B. - DENOTES PLAT BOOK.  | D. - DENOTES CENTRAL ANGLE                      |
| ORB - DENOTES OFFICIAL RECORDS BOOK.   | L - DENOTES ARC LENGTH                          |
| POB - DENOTES POINT OF BEGINNING.  | P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS    |
| POC - DENOTES POINT OF COMMENCEMENT.   | SF - DENOTES SQUARE FEET                        |
| U.E. - DENOTES UTILITY EASEMENT.   | PCP - DENOTES PERMANENT CONTROL POINT (LB#6456) |
| R/W - DENOTES RIGHT-OF-WAY.  |   |
| G.U. - DENOTES GENERAL UTILITY EASEMENT.   |   |
| N.R. - DENOTES NON-RADIAL.   |   |
| DESC - DENOTES DESCRIPTION   |   |
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.