WORTHING PLACE BLOCK 77 THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS CAULFIELD and WHEELER, INC. WEST 1/4 CORNER —— SECTION 16-46-43 (CALCULATED POSITION) ENGINEERS - PLANNERS - SURVEYORS OF WAY, ALL LYING IN BLOCK 77, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 AUGUST - 2004 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. STATE OF FLORIDA COUNTY OF PALM BEACH SUBDIVISION OF BLOCK 69 (PLAT BOOK 2, PAGE 43) EAST-WEST 1/4 SECTION --SECTION 16-46-43 IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_ THRU \_\_\_\_ SHARON R. BOCK CLERK AND COMPTROLLER S.E. 1ST AVENUE (40' RIGHT-OF-WAY) NORTH NORTH 189.08' 349.49' DEPUTY CLERK (PLAT BOOK 1, PAGE 3) (PLAT BOOK 2, PAGE 43) SHEET 2 OF 2 349.48' NORTH <del>----</del>5.00' NORTH 344.48 133.15 - SIDEWALK/G.U. EASEMENT (WDTH VARIES) └─\_7' G.U.E. 2.5' X 17' WATER 5,00'---3' X 12' WATER EASEMENT LOT 1 GRAPHIC SCALE SIDEWALK/G.U. EASEMENT (WIDTH VARIES) ( IN FEET ) 1 INCH =20 FEET N06°56′55"E DRAINAGE EASEMENT TABULAR DATA LOT 12 LOT 11 OVERALL SITE 103,239 SQUARE FEET LOT 2 103,239 SQUARE FEET 2.370 ACRES TRACT A \$00°53'31"W BLOCK 77 TOWN OF LINTON BLOCK 77 G.U.E. (PLAT BOOK 1, PAGE 3) TOWN OF LINTON 24.00 (PLAT BOOK 1, PAGE 3) S00°53'31"W TRACT A DRAINAGE EASEMENT 103,239 S.F. S00°01'18"W 73,47 N89°06'29"W N00°53'31"E 2 NORTH 24.50' LOT 3 NORTH 34.51' 15.00' ACCESS/DRAINAGE SIDEWALK/G.U. EASEMENT (WIDTH VARIES) EASEMENT -3.02' L=15.71 2.99' 44.50' EAST 8.72'-SOUTH 21.11' 75.85' SOUTH 16.00' ALLEY SHOWN ON MAP OF THE TOWN OF 16' ALLEY LINTON, FLORIDA (PLAT BOOK 1, PAGE 3) ABANDONED BY RESOLUTION NO. 4206 NORTH \_ \_55.23' \_ NORTH 34.29' CENTERLINE OF 15' WIDE DRAINAGE EASEMENT 86.37'\N44'58'42"W SIDEWALK/G.U. EASEMENT (WIDTH VARIES) LOT 4 SIDEWALK/G.U. EASEMENT! (WIDTH VARIES) BLOCK 77 TOWN OF LINTON (PLAT BOOK 1, PAGE 3) 7.5' 7.5' LOT 18 LOT 5 DRAINAGE EASEMENT LOT 17 DRAINAGE EASEMENT DETAIL NORTH 43.67' SOUTH 92.12' SURVEY NOTES: 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SOUTH 58.67° 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. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY LOT 6 CURRENT DELRAY BEACH CITY ZONING REGULATIONS. NORTH 9.94 NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT 6' X 12' WATER 6' X 10' WATER BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS EASEMENT 4.00' DRAINAGE EASEMENT EASEMENT OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 3.00 4. BEARINGS ARE RELATIVE TO ASSUMED BEARING OF SOUTH ALONG THE EAST LINE OF BLOCK 77 5. B P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT 374.69 SOUTH REFERENCE MONUMENT MARKED NO. LB 3591. LEAST LINE OF BLOCK 77 (BEARING BASIS) 6. "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 S.E. 2ND AVENUE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL (50' RIGHT-OF-WAY) RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT SOUTH 374.68 MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH (PLAT BOOK 1, PAGE 3) 7. S.F. - DENOTES SQUARE FEET 8.  $\mathbb{Q}$  – DENOTES CENTERLINE 9. O.R.B. - DENOTES OFFICIAL RECORDS BOOK 10. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF -EAST RIGHT-OF-WAY LINE S.E. 2ND AVENUE ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES. 11. A.E. - DENOTES ACCESS EASEMENT 12. G.U.E. - DENOTES GENERAL UTILITY EASEMENT 12. G.U.. - DENOTES GENERAL UTILITY

THIS PLAT WAS FILED FOR
RECORD AT \_\_\_\_\_\_ M.
THIS \_\_\_\_ DAY OF \_\_\_\_\_
A.D. 2006\_ AND DULY RECORDED

