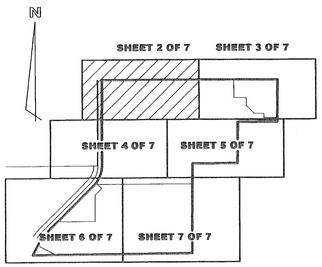
VILLAGE AT DELRAY

A REPLAT OF TRACTS A, C, D, F AND G
AUBURN TRACE, (PLAT BOOK 64 AT PAGE 184 THROUGH PAGE 186)
BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JULY 2008



KEY MAP
N.T.S.

LEGEND:

P.B.	PLAT BOOK
PG.	PAGE
O.R.B	OFFICIAL RECORD BOOK
HWS	HELLER-WEAVER AND SHEREMETA
S.F	SQUARE FEET
R	RADIUS OF CURVE
L	LENGTH OF CURVE
Δ	DELTA ANGLE OF CURVE
C1	REFER TO CURVE TABLE
F.P.L.	FLORIDA POWER AND LIGHT CO.
U.E.	UTILITY EASEMENT
G.U.E.	GENERAL UTILITY EASEMENT
----------	SEWER EASEMENT LINE
- - - - - -	WATER EASEMENT LINE
— — —	GENERAL UTILITY EASEMENT LINE

N

30 15 0 15 30
1 INCH = 30 FEET

SHEET 2 OF 7

SW 12TH AVE.
SW 11TH AVE.
SW 10TH AVE.
SW 4TH STREET

25' RIGHT OF WAY (PER PLAT BOOK 26, PAGE 164)
BELLEHAVEN UNIT A (PLAT BOOK 26, PAGE 164)
16' ALLEY
25' PER PLAT BOOK 26, PAGE 164
50' RIGHT OF WAY (PER P.B. 26, PG. 164)
25' RIGHT OF WAY (P.B. 27, PG. 27)
BELLEHAVEN UNIT B (PLAT BOOK 27, PAGE 27)
16' ALLEY
25' RIGHT OF WAY (P.B. 27, PG. 27)
25' RIGHT OF WAY (P.B. 29, PG. 118)
ROSEMONT GARDENS UNIT A (PLAT BOOK 29, PAGE 118)

NORTHWEST CORNER OF SECTION 20 TOWNSHIP 46 SOUTH, RANGE 43 EAST
N 771872.72
E 954084.46
N90°00'00"E 1409.33'
NORTH LINE OF LOT 17 (P.B. 1, PG. 4)
NORTH LINE OF SECTION 20 TOWNSHIP 46 SOUTH, RANGE 43 EAST
N 771861.27
E 955494.32
N00°00'00"E 25.00'
NORTH LINE LOT 25 (P.B. 1, PG. 4)
N 90°00'00" E 1314.11'
PLAT LIMITS
138.80'
534.49'
987.14'
452.65'

NOTE: AUBURN AVENUE WEST 25' (O.R.B. 3774, PG. 1498) EAST 35' (P.B. 64, PGS. 184-186)
TRACT E (P.B. 64, PGS. 184-186)
644.55'
N 00°03'00" E
AUBURN AVENUE
614.80'
354'
PLAT LIMITS
EAST LINE OF F.P.L. EASEMENT (SEE NOTE NO. 12, SHEET 1)
WEST LINE TRACT "C" AUBURN TRACE PLAT BOOK 64, PAGES 184-186
EAST LINE OF LOT 17 PLAT BOOK 1, PAGE 4
WEST LINE OF LOT 25 PLAT BOOK 1, PAGE 4
12'x35' DRAINAGE EASEMENT (P.B. 64, PG. 184-186)
CENTER LINE OF FLORIDA POWER AND LIGHT CO. EASEMENT (O.R.B. 314, PG. 31)
NOTE: THE EASEMENT DOCUMENT FAILS TO DELINEATE A WIDTH OF THE EASEMENT
FLORIDA POWER AND LIGHT CO. EASEMENT (O.R.B. 314, PAGE 31)
45' AREA ALLOWED FOR ANCHORS AND GUYS

TRACT C-2
762,551 S.F.

12' WATER EASEMENT
12' SEWER EASEMENT
S00°00'00"E 18.00'
S00°00'00"E 24.00'
N90°00'00"W 166.00'
N90°00'00"E 324.65'
267.98'
41.67'
509.61'
292.65'
N90°00'00"W
280.91'
S00°00'00"W 343.00'
N05°11'15"E 272.11'
N00°00'00"E 198.00'
15.00'
3.02'

MATCH LINE SEE SHEET 3 OF 7
MATCH LINE SEE SHEET 4 OF 7
MATCH LINE SEE SHEET 5 OF 7

HWS
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Engineers ... Surveyors and Mappers
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