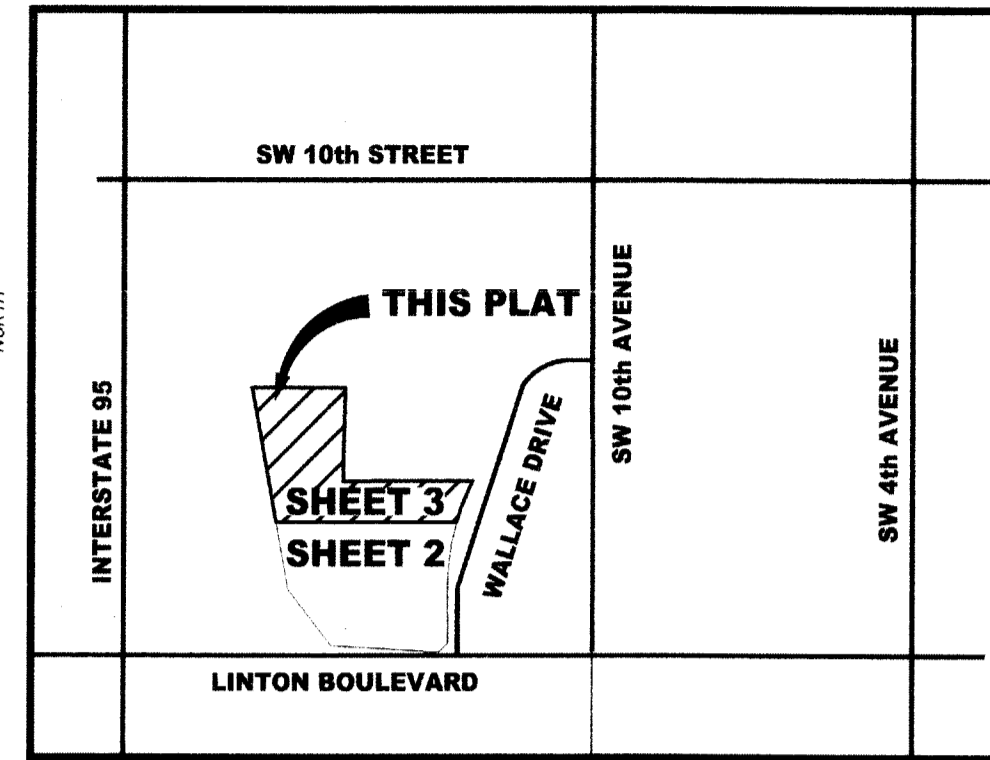


THIS INSTRUMENT WAS PREPARED BY:  
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 REVISED AUGUST 2017

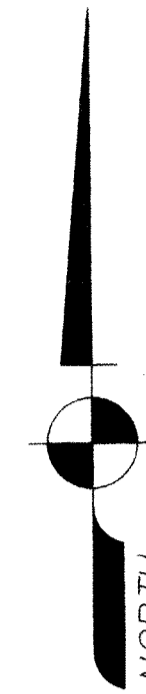
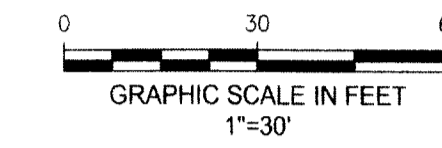
# WALLACE FORD - REPLAT

BEING A REPLAT OF TRACT "A", WALLACE FORD, AS RECORDED IN PLAT BOOK 60, PAGE 174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

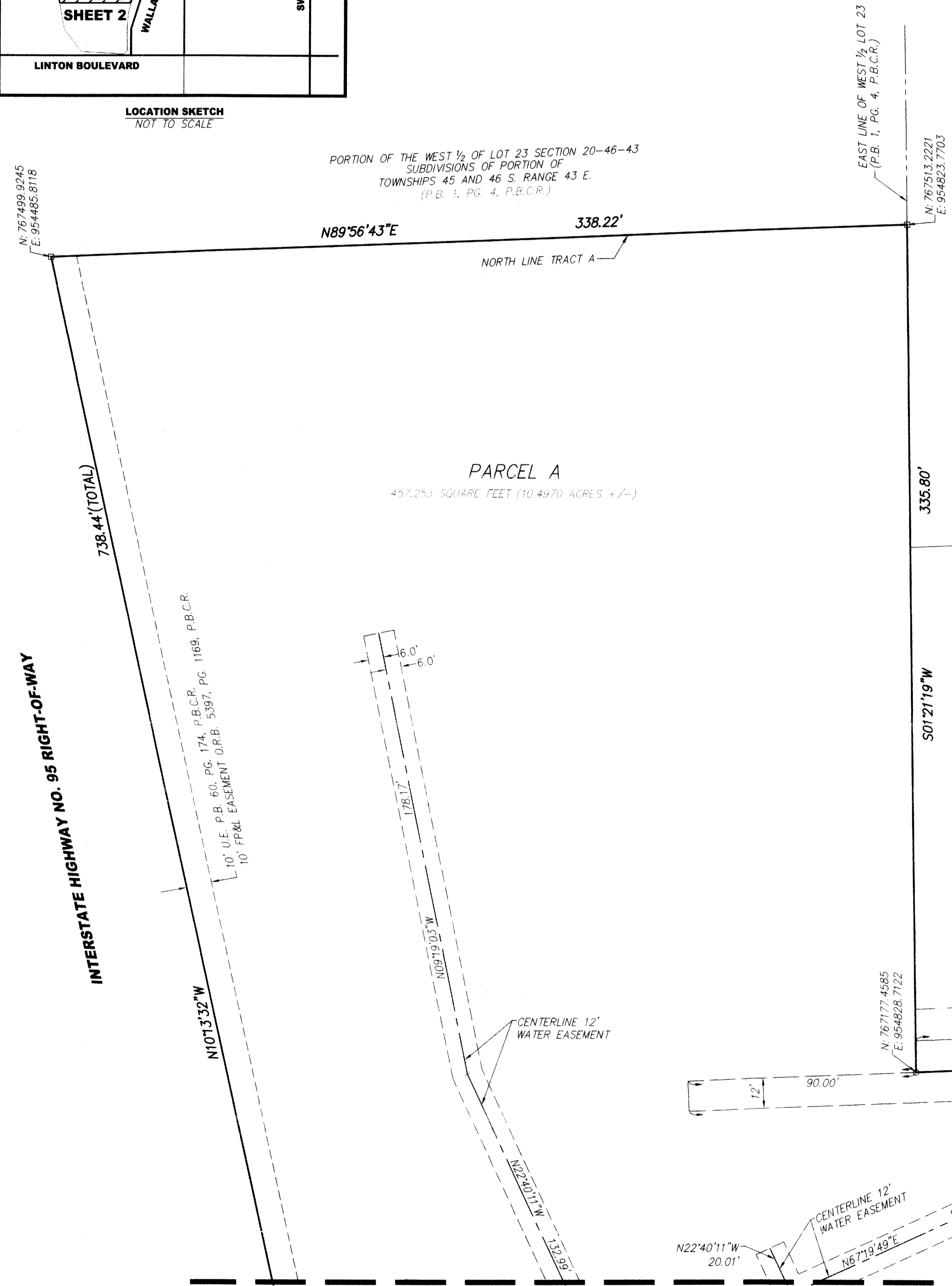
# 153



LOCATION SKETCH  
NOT TO SCALE



SHEET 3 OF 3 SHEETS



**NOTES:**

1. 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 THIS COUNTY.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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.
3. 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.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO SAID PLAT, WALLACE FORD, (P.B. 60/174-175, P.B.C.R.), BASED ON THE EAST LINE OF TRACT 'A' HAVING A BEARING OF S00°25'37"E.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
8. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
9. ABBREVIATION LEGEND: A = ARC LENGTH; C = CALCULATED; C = CENTERLINE; Δ = CENTRAL ANGLE; DIST. = DISTRIBUTION; ESMT. = EASEMENT; FP&L = FLORIDA POWER AND LIGHT; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; R.B. = ROAD BOOK; R/W = RIGHT-OF-WAY; U.E. = UTILITY EASEMENT; +/- = PLUS OR MINUS
10. ⊙ - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300"
11. ○ - INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL AND DISC STAMPED "PRM AVIROM L.B. #3300"

AREA TABULATION		
PARCEL A	457,253 SQUARE FEET	10.4970 ACRES
PARCEL B	499 SQUARE FEET	0.0115 ACRES
<b>TOTAL AREA OF PLAT</b>	<b>457,752 SQUARE FEET</b>	<b>10.5085 ACRES</b>

**COORDINATE NOTE:**  
 STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)  
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION  
 ZONE: FLORIDA EAST ZONE  
 LINEAR UNIT = US SURVEY FEET  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.000043003  
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR  
 TIES WERE MADE TO THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.

MATCHLINE SEE SHEET 2 OF 3