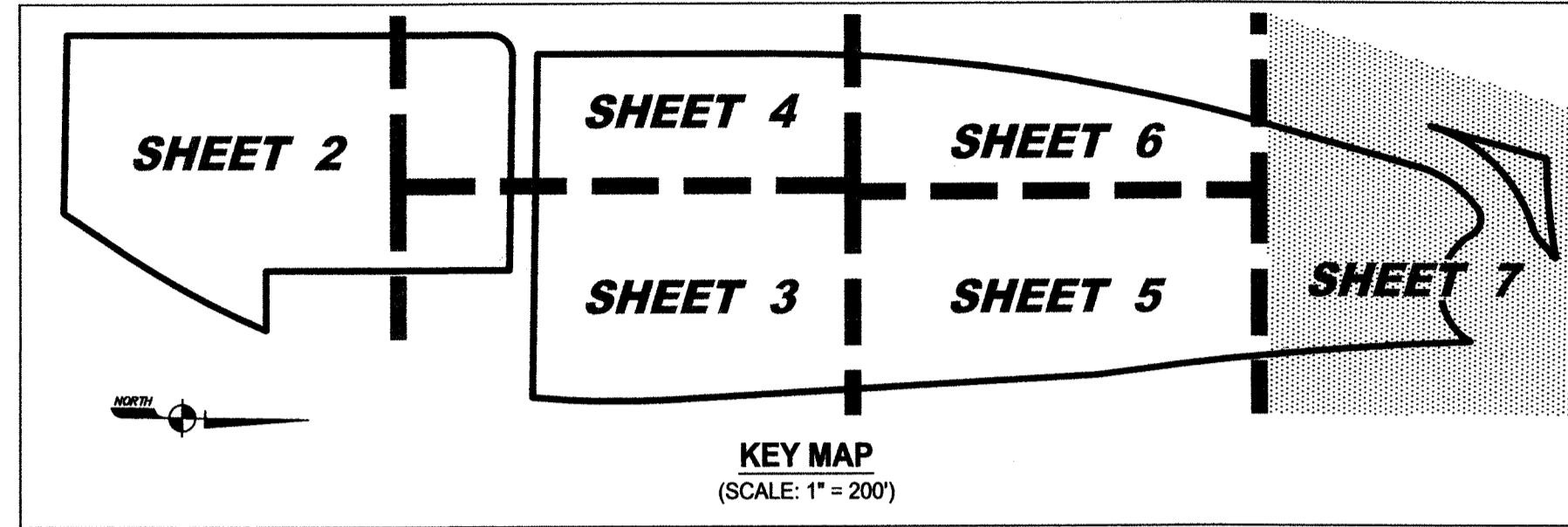


# HISTORIC DEPOT SQUARE REPLAT

BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND A PORTION OF TRACT "C", HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 AND MODIFIED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 27423, PAGE 243, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:  
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**AVIROM & ASSOCIATES, INC.**  
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 JANUARY 2017

AREA TABULATION		
PARCEL 1	150,636 SQUARE FEET	3.458 ACRES
PARCEL 2	381,340 SQUARE FEET	8.754 ACRES
PARCEL 3	4,697 SQUARE FEET	0.108 ACRES
<b>TOTAL AREA OF PLAT</b>	<b>536,673 SQUARE FEET</b>	<b>12.320 ACRES</b>



**79**

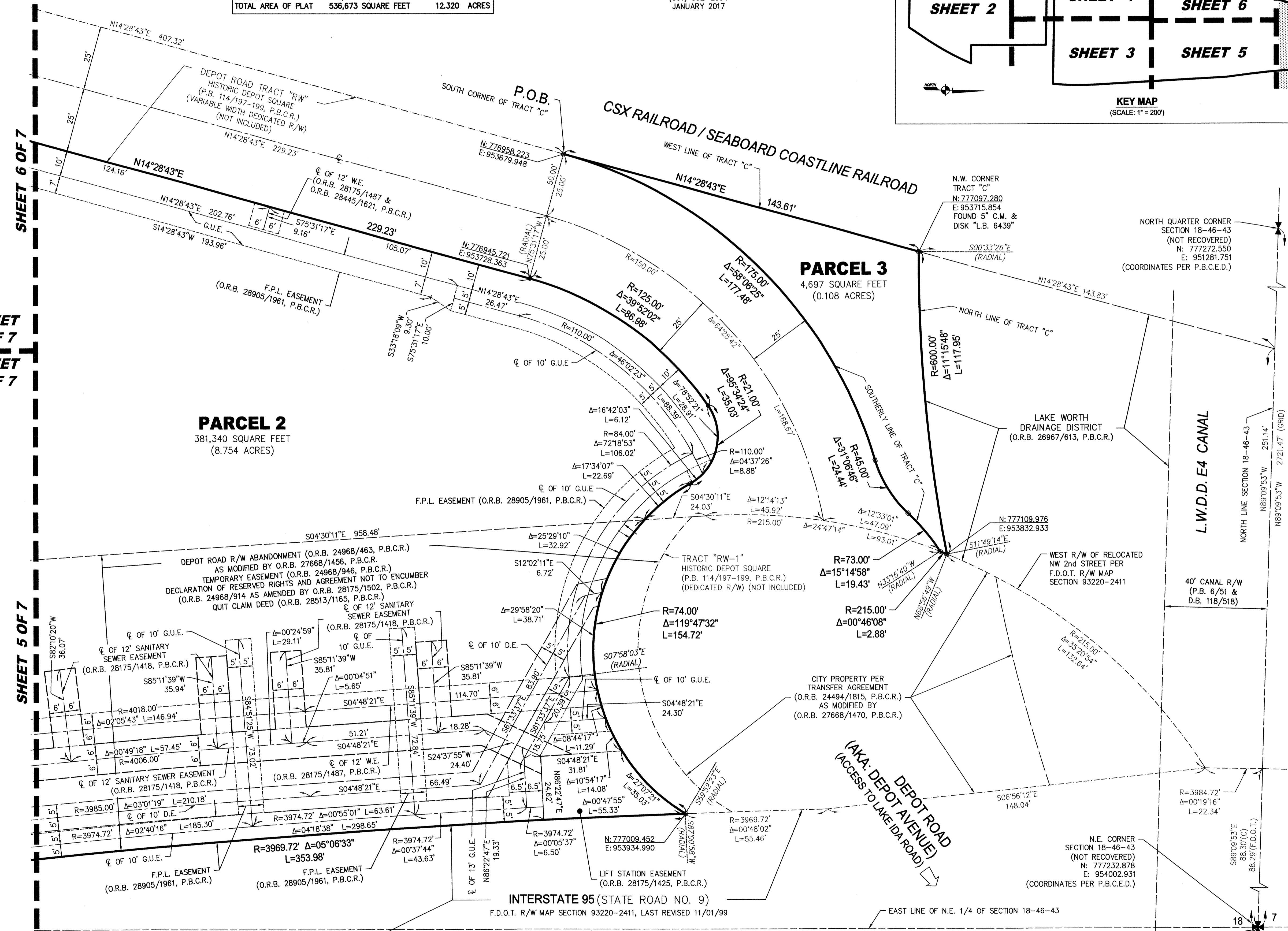
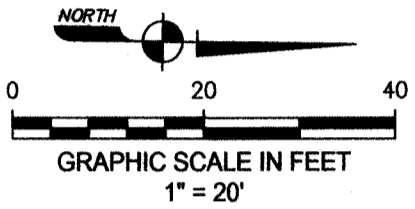
STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_\_\_ AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

SHARON R. BOCK  
 CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
 DEPUTY CLERK

SHEET 7 OF 7



**NOTES:**

- 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, FLORIDA.
- 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.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, HISTORIC DEPOT SQUARE, BASED ON THE SOUTH LINE OF TRACT "B-1" HAVING A BEARING OF N89°56'26"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT 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.
- 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.
- ABBREVIATION LEGEND: C = CALCULATED; C.L. = CENTERLINE; Δ = CENTRAL ANGLE; C.M. = CONCRETE MONUMENT; D.B. = DEED BOOK; D.E. = DRAINAGE EASEMENT; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; MS. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.E.D. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; W.E. = WATER EASEMENT.
  - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.
  - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM L.B. 3300," UNLESS OTHERWISE STATED.

**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 = 1.000042690  
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

TIES WERE MADE TO THE NORTHEAST CORNER, NORTH QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.

SHEET 6 OF 7  
 SHEET 5 OF 7

SHEET 5 OF 7

S00°53'35"E 2702.05' (GRID - CALC FROM P.B.C.E.D. COORDINATES)  
 2701.68' (F.D.O.T. 195 R/W); 2702.07' (F.D.O.T. CSX RAILROAD)  
 (EAST 1/4 CORNER OF SECTION 18 WAS RECOVERED WITHIN 0.1' OF P.B.C.E.D. COORDINATES & N.E. CORNER OF SECTION 18 WAS NOT RECOVERED)