

NEW CENTURY COMMONS

BEING A REPLAT OF TRACTS A, B, AND C OF COSTCO WHOLESALE - DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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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 _____ THRU _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 3 OF 3

THIS INSTRUMENT WAS PREPARED BY
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OF
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BOCA RATON, FLORIDA 33434 - (561)392-1991

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00004483
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEARINGS AS SHOWN HEREON ARE RELATIVE TO A GRID
BEARING S89°45'28"W ALONG THE SOUTH LINE OF COSTCO
WHOLESALE-DELRAY BEACH

AS RECORDED IN PLAT BOOK 65, PAGE 112
COORDINATES SHOWN ON THE CONTROL P.R.M.S
MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS
OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	260,644	5.9835
PARCEL B	76,987	1.7674
PARCEL C	49,709	1.1412
TRACT PBC	4,475	0.1027
TRACT RW	3,559	0.0817
TRACT PR	11,824	0.2715
TOTAL	407,199	9.3480

SURVEY NOTES/LEGEND/ABBREVIATIONS:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- 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, EXCEPT AS PERMITTED THROUGH THE CITY OF DELRAY BEACH. 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.
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF N89°45'28"E ALONG THE SOUTH LINE OF THIS PLAT.
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- S.F. - DENOTES SQUARE FEET
- CL - DENOTES CENTERLINE
- D.E. - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- FPL - FLORIDA POWER AND LIGHT COMPANY
- G.U.E. - DENOTES GENERAL UTILITY EASEMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- LB - LICENSED BUSINESS
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- "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.
- NAD - NORTH AMERICAN DATUM
- NTS - NOT TO SCALE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG(S) - PAGE(S)
- R/W - RIGHT-OF-WAY
- - SET 5/8" IR/CAP LB 3591
- ▲ PRMND - DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND DISK STAMPED "PRM" LB 3591

