

THIS INSTRUMENT WAS PREPARED BY
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1125 WALLACE DRIVE

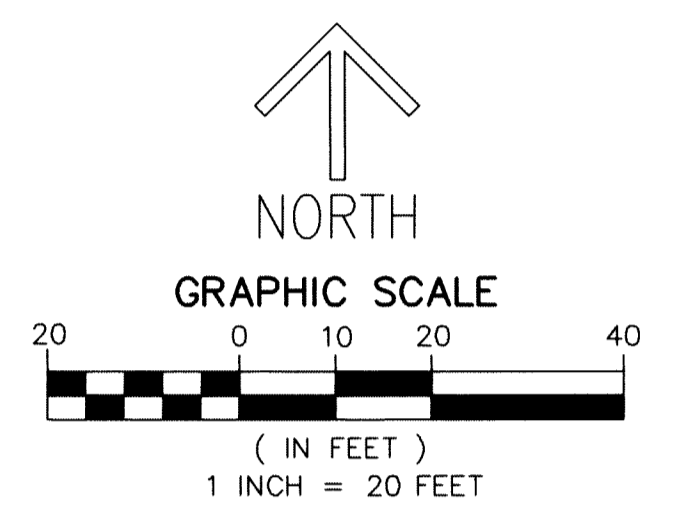
BEING A REPLAT OF A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
AS RECORDED IN PLAT BOOK 1, PAGE 4,
TOGETHER WITH A PORTION OF LOT 8, BLOCK D, SUNNY ACRES,
AS RECORDED IN PLAT BOOK 21, PAGE 63, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET INDEX
SHEET 1 COVER
SHEET 2 OVERALL PLAT WITH SECTIONAL TIES
SHEET 3 PLATTED AREA WITH EASEMENTS

92

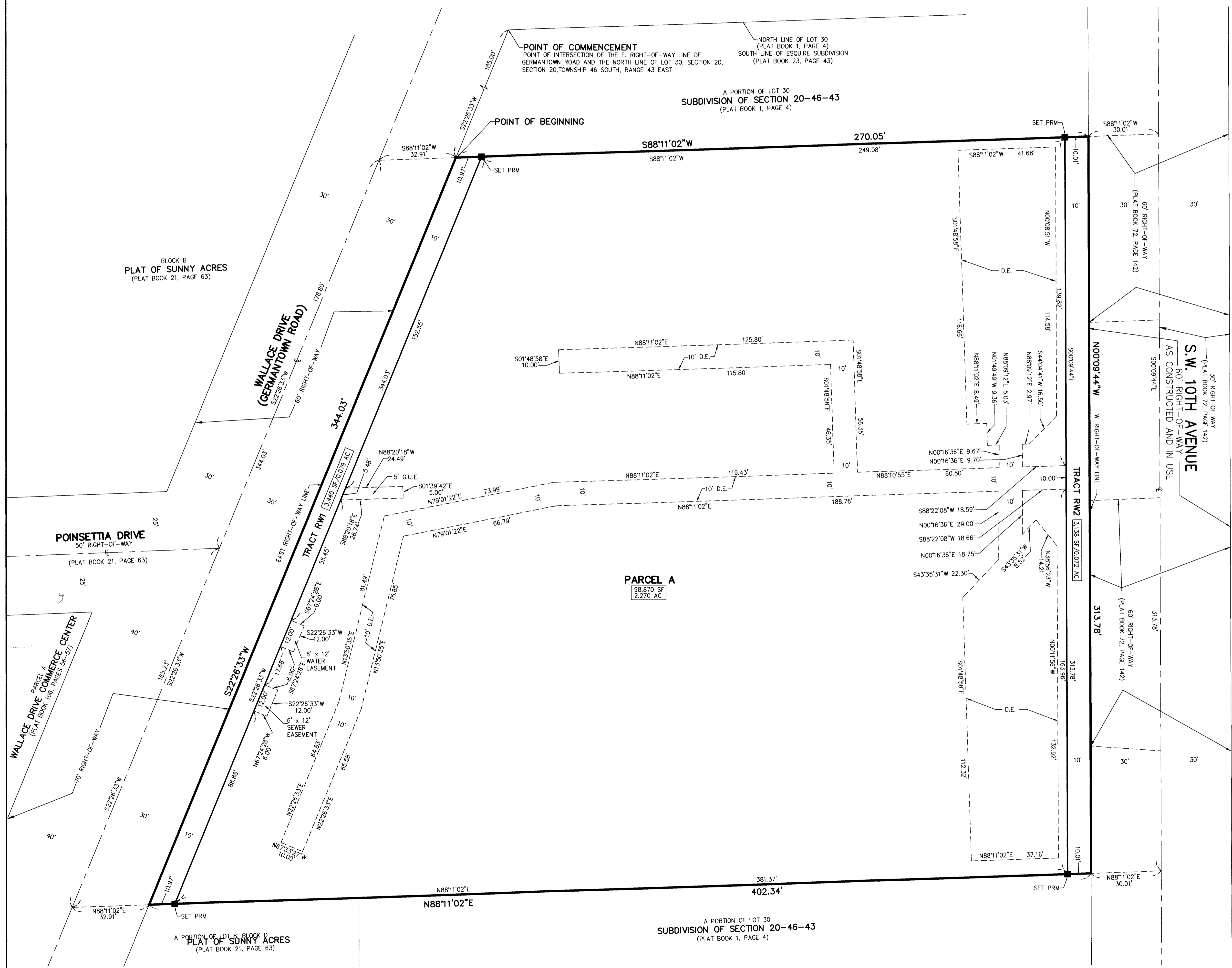
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK

SHEET 3 OF 3



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 = 1.0000430
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

- SURVEY NOTES:**
- 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. 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 SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.00°09'44"W ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 10TH AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT) AS MONUMENTED BY THE PRM'S ON THIS PLAT. THE PALM BEACH COUNTY SURVEY DEPARTMENT.
 - PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
 - SF - DENOTES SQUARE FEET
 - CL - DENOTES CENTERLINE
 - O.R.B. - DENOTES OFFICIAL RECORD BOOK
 - AC - DENOTES ACRES
 - LB - LICENSED BUSINESS
 - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 - D.E. - DRAINAGE EASEMENT



BLOCK B
PLAT OF SUNNY ACRES
(PLAT BOOK 21, PAGE 63)

POINSETTIA DRIVE
50' RIGHT-OF-WAY
(PLAT BOOK 21, PAGE 63)

WALLACE DRIVE
PARCEL A
COMMERCE CENTER
(PLAT BOOK 108, PAGES 56-57)

A PORTION OF LOT 8, BLOCK D
PLAT OF SUNNY ACRES
(PLAT BOOK 21, PAGE 63)

A PORTION OF LOT 30
SUBDIVISION OF SECTION 20-46-43
(PLAT BOOK 1, PAGE 4)

PARCEL A
98,870 SF
2.270 AC