

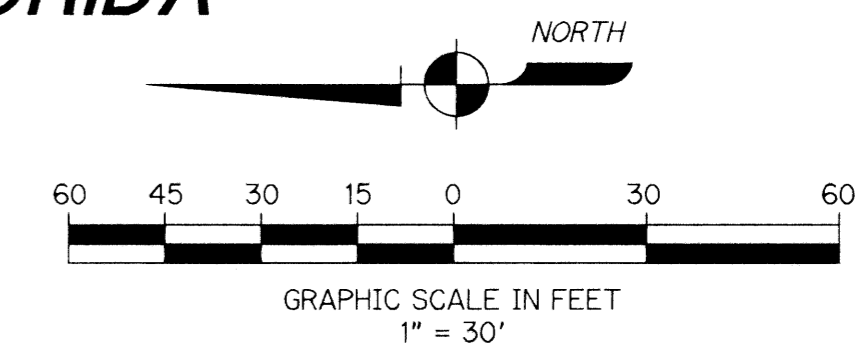
# ARC AT DELRAY WEST, P.U.D.

A REPLAT OF TRACT 1, PALM BEACH FARMS COMPANY PLAT NO. 1, (P.B. 2, PGS. 26-28, P.B.C.R.)  
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0733-00/

43

**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.



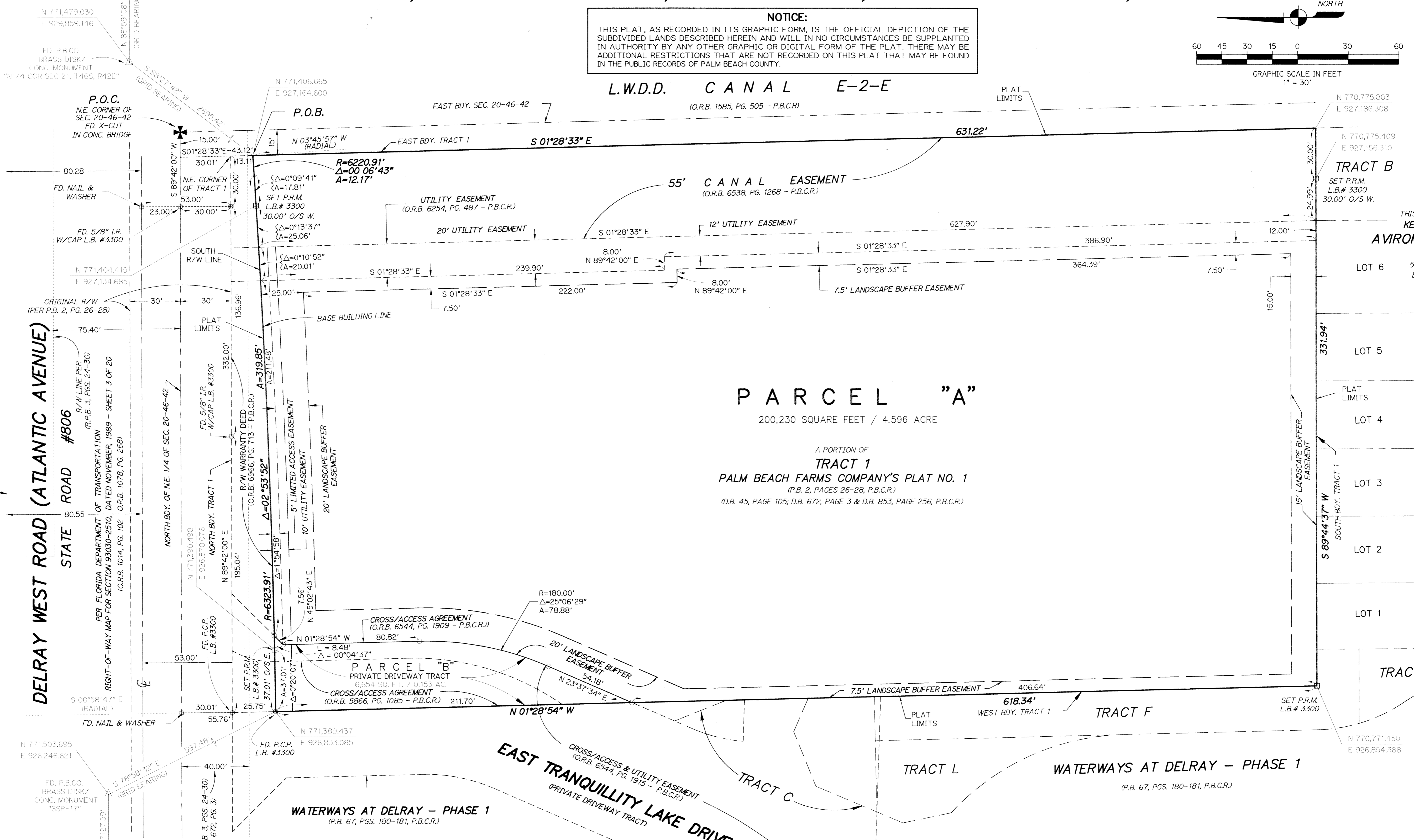
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 1998, and duly recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_.

DOROTHY H. WILKEN  
Clerk of Circuit Court  
By: \_\_\_\_\_

SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY:  
**KEITH M. CHEE-A-TOW, P.L.S.**  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
SEPTEMBER, 1998

WATERWAYS AT DELRAY - PHASE 1  
(P.B. 67, PGS. 180-181, P.B.C.R.)



**PARCEL "A"**  
200,230 SQUARE FEET / 4.596 ACRE

A PORTION OF  
**TRACT 1**  
PALM BEACH FARMS COMPANY'S PLAT NO. 1  
(P.B. 2, PAGES 26-28, P.B.C.R.)  
(D.B. 45, PAGE 105; D.B. 672, PAGE 3 & D.B. 853, PAGE 256, P.B.C.R.)

**COORDINATE NOTE:**  
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT  
ZONE - FLORIDA EAST ZONE  
COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000025277  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**ACREAGE DATA:**

PARCEL A	=	200,230 S.F.	4.596 ACRES
PARCEL B (PRIVATE DRIVEWAY)	=	6,654 S.F.	0.153 ACRES
TOTAL	=	206,884 S.F.	4.749 ACRES

- SYMBOL LEGEND:**
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
  - INDICATES FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE.
  - △ INDICATES A PALM BEACH COUNTY NETWORK CONTROL STATION
  - INDICATES SET 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300.

- NOTES:**
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH BOUNDARY OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, HAVING A BEARING OF N 89°42'00" E, AS PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD S-806 SECTION NO. 93550-2601.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
  - 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 LISTING: A = ARC LENGTH; AC. = ACREAGE; Δ = CENTRAL ANGLE; @ = CENTERLINE; BDY. = BOUNDARY; E = EASTING; L.B. = LICENSED BUSINESS; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; N = NORTHING; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; D.B. = DEED BOOK; R = RADIUS; R/W = RIGHT-OF-WAY; SEC. = SECTION; S.F. = SQUARE FEET; CONC. = CONCRETE; FD = FOUND; O/S = OFFSET; P.B.CO. = PALM BEACH COUNTY; P.R.M. = PERMANENT REFERENCE MONUMENT; P.O.C. = POINT OF COMMENCEMENT; R.P.B. = ROAD PLAT BOOK.

SUBDIVISION Arc at Delray West  
BOOK 84  
PAGE 43  
FLOOD ZONE 6  
ZONING PUD  
QUAD # 53  
SE 47-28  
TAZ. 4.68  
PUD NAME Arc at Delray West

CONTRACT NO. 31  
530' TURNPIKE R/W  
(TURNPIKE ENTRANCE)

NORTH R/W LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY MAP FOR SECTION 93030-2510, DATED NOVEMBER, 1989 - SHEET 3 OF 20

DELRAY WEST ROAD (ATLANTIC AVENUE)  
STATE ROAD #806

R/W LINE PER  
R.P.B. 3, PGS. 24-30

PER FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY MAP FOR SECTION 93030-2510, DATED NOVEMBER, 1989 - SHEET 3 OF 20  
(O.R.B. 1014, PG. 102 (O.R.B. 1078, PG. 268))

NORTH BDY. OF NE 1/4 OF SEC. 20-46-42

NORTH BDY. TRACT 1

R/W WARRANTY DEED  
(O.R.B. 6966, PG. 713 - P.B.C.R.)

5' LIMITED ACCESS EASEMENT  
L.B.# 3300

10' UTILITY EASEMENT

20' LANDSCAPE BUFFER EASEMENT

CROSS/ACCESS AGREEMENT  
(O.R.B. 6544, PG. 1909 - P.B.C.R.)

CROSS/ACCESS AGREEMENT  
(O.R.B. 5866, PG. 1085 - P.B.C.R.)

CROSS/ACCESS & UTILITY EASEMENT  
(O.R.B. 6544, PG. 1915 - P.B.C.R.)

PRIVATE DRIVEWAY TRACT

CROSS/ACCESS AGREEMENT  
(O.R.B. 5866, PG. 1085 - P.B.C.R.)

7.5' LANDSCAPE BUFFER EASEMENT

15' LANDSCAPE BUFFER EASEMENT

WATERWAYS AT DELRAY - PHASE 1  
(P.B. 67, PGS. 180-181, P.B.C.R.)

TRACT K

TRACT F

TRACT L

TRACT C

TRACT B

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

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TRACT 99

TRACT 100

S 01°28'33" E (PLAT BEARING)  
S 01°58'15" E (GRID BEARING)  
-00°29'42" = COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)  
COMMON LINE BETWEEN EXISTING PLAT AND REPLAT - EAST BOUNDARY OF TRACT 1