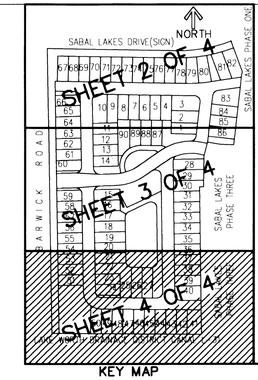
THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7301–A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392–1991
NOVEMBER – 2002

# SABAL LAKES PHASE 4

A PORTION OF THE NORTHEAST ONE–QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF DELRAY BEACH, PALM BEACH COUNTY FLORIDA.



KEY MAP

**95**

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2002 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THRU _____.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

***SHEET 4 OF 4***

## 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 = 1.0000391
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

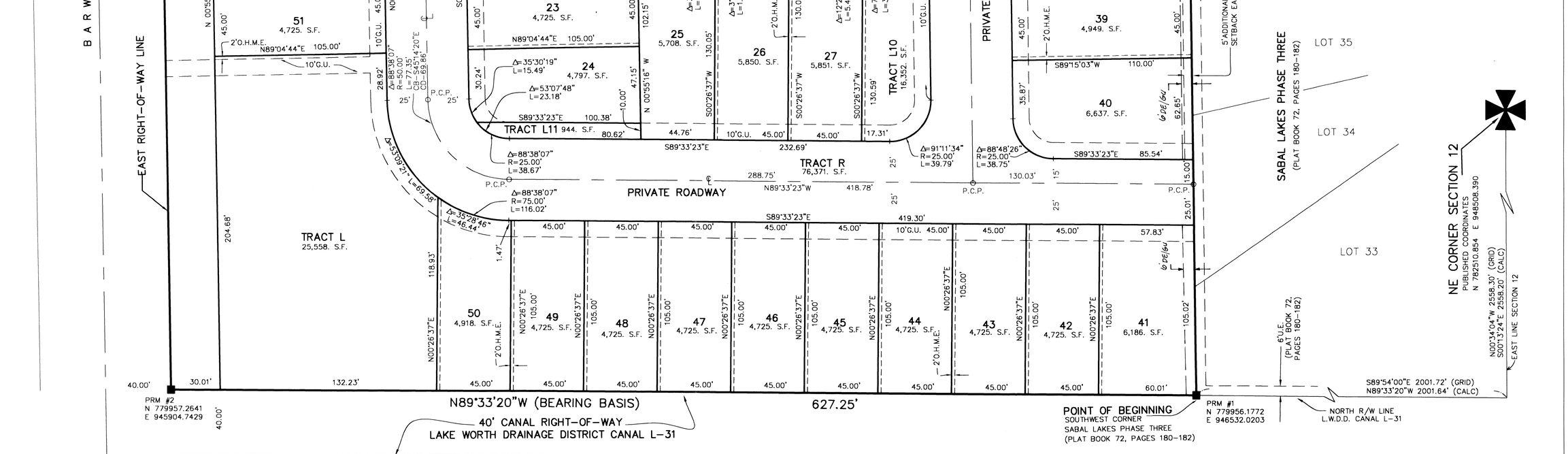
N89°33'20"W (PLAT BEARING)
N89°54'00"W (GRID BEARING)
SOUTH LINE THIS PLAT

00°20'40" = BEARING ROTATION COUNTER CLOCKWISE (PLAT TO GRID)

## SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. R/W – DENOTES RIGHT–OF–WAY
5. BEARINGS ARE RELATIVE TO THE RECORD PLAT "SABAL LAKES PHASE ONE" AS RECORDED IN PLAT BOOK 60, PAGES 188 AND 189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BASED ON THE THE SOUTH LINE OF SABAL LAKES ROAD, BEARING N 89° 06 00" W.
6. ■ P.R.M. – INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
7. G.U. – INDICATES GENERAL UTILITY EASEMENT.
8. D.E. – INDICATES DRAINAGE EASEMENT.
9. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
10. LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS SHOWN OTHERWISE.
11. 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.
12. D.B. – DENOTES DEED BOOK
13. PG. – DENOTES PAGE
14. P.B. – DENOTES PLAT BOOK
15. N.T.S. – DENOTES NOT TO SCALE
16. TYP – DENOTES TYPICAL
17. NO – DENOTES NUMBER
18. ℄ – DENOTES CENTERLINE
19. ORB – DENOTES OFFICIAL RECORDS BOOK
20. POB – DENOTES POINT OF BEGINNING.
21. O.H.M.E. – OVERHANG MAINTENANCE EASEMENT
22. P.C.P. – INDICATED SET PERMANENT CONTROL POINT NAIL AND TAB LB3591
23. LME – DENOTES LAKE MAINTENANCE EASEMENT
24. UE – DENOTES UTILITY EASEMENT
25. CB – DENOTES CHORD BEARING
26. CD – DENOTES CHORD DISTANCE
27. R – RADIUS
28. L – LENGTH
29. Δ– DENOTES CENTRAL ANGLE

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

MATCH LINE – SEE SHEET 3 OF 4