

ATLANTICA DELRAY PLAT

BEING A RE-PLAT OF A PORTION OF BLOCK 2, SOPHIA FREY ADDITION TO DELRAY,
(PLAT BOOK 4, PAGE 37, PALM BEACH COUNTY RECORDS)

SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

26

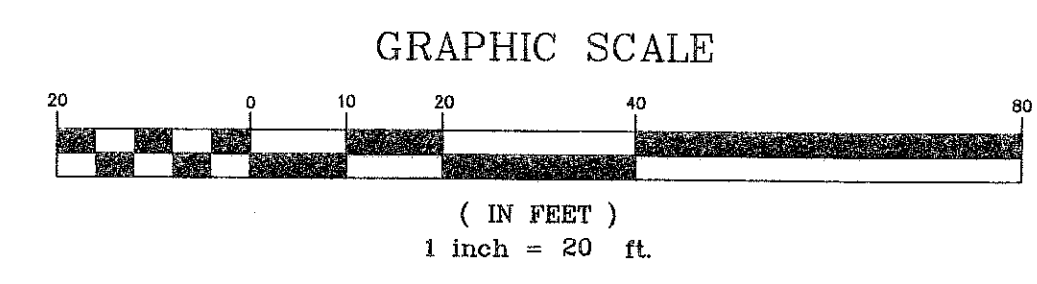
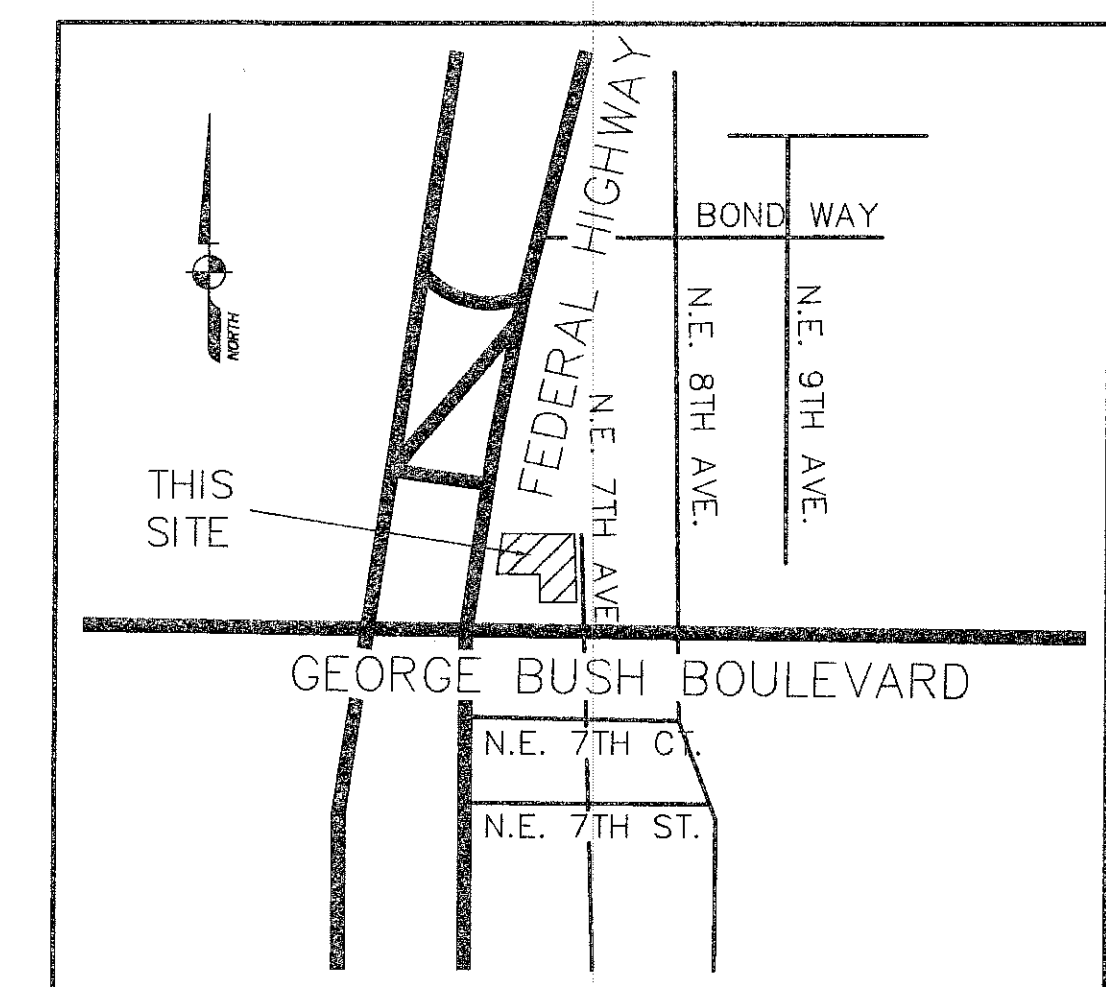
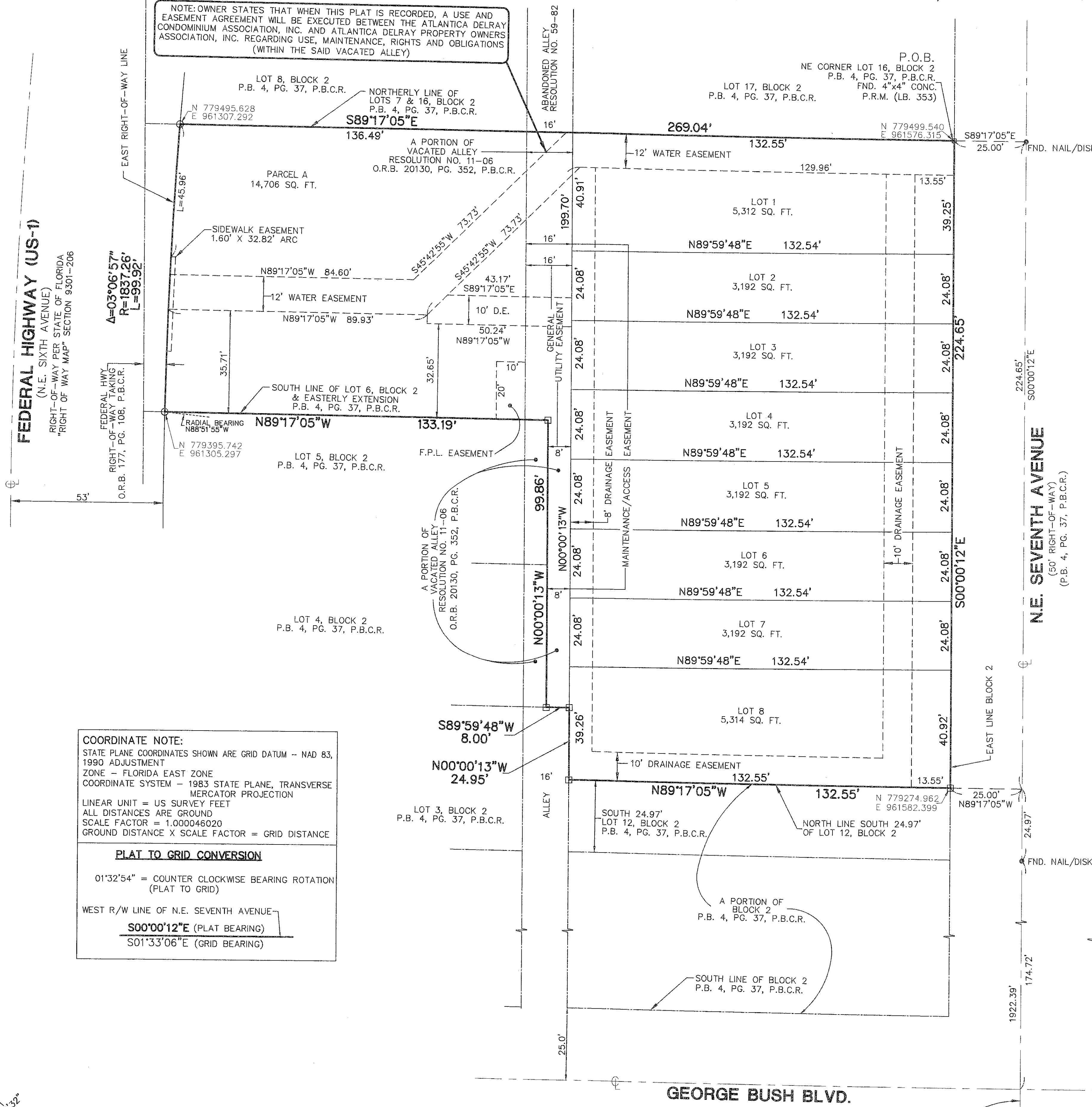
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____ 2006,
and duly recorded in Plat Book
_____, Pages _____ through
_____.

SHARON R. BOCK
Clerk & Comptroller
By: _____ D.C.

SHEET 2 OF 2

FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
WEST 1/4 CORNER OF
SECTION 9-46-43
N 779981.128
E 959317.691

NOTE: OWNER STATES THAT WHEN THIS PLAT IS RECORDED, A USE AND EASEMENT AGREEMENT WILL BE EXECUTED BETWEEN THE ATLANTICA DELRAY CONDOMINIUM ASSOCIATION, INC. AND ATLANTICA DELRAY PROPERTY OWNERS ASSOCIATION, INC. REGARDING USE, MAINTENANCE, RIGHTS AND OBLIGATIONS (WITHIN THE SAID VACATED ALLEY)



THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
OCTOBER, 2006

AREA TABULATION	
LOT 1 =	5,312 SQ. FT.
LOT 2 =	3,192 SQ. FT.
LOT 3 =	3,192 SQ. FT.
LOT 4 =	3,192 SQ. FT.
LOT 5 =	3,192 SQ. FT.
LOT 6 =	3,192 SQ. FT.
LOT 7 =	3,192 SQ. FT.
LOT 8 =	5,314 SQ. FT.
PARCEL A =	14,706 SQ. FT.
TOTAL =	44,484 SQ. FT. 1.0213 ACRES

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 = 1.000046020
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

PLAT TO GRID CONVERSION
01°32'54" = COUNTER CLOCKWISE BEARING ROTATION
(PLAT TO GRID)
WEST R/W LINE OF N.E. SEVENTH AVENUE
S00°00'12"E (PLAT BEARING)
S01°33'06"E (GRID BEARING)

NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. 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. BEARING REFERENCE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF N.E. SEVENTH AVENUE HAVING A BEARING OF S00°00'12"E.
- 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 DIFFERENCE 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 = CENTERLINE; Δ = CENTRAL ANGLE; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; SQ. FT. = SQUARE FEET; R/W = RIGHT OF WAY; F.P.L. = FLORIDA POWER & LIGHT; P.O.B. = POINT OF BEGINNING.

SYMBOL LEGEND:

- INDICATES SET PERMANENT REFERENCE MONUMENT, A 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISK STAMPED "L.B. #3300, P.R.M."
- INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH BRASS DISK STAMPED "L.B. #3300, P.R.M."

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.

FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
S.W. CORNER OF
SECTION 9-46-43
N 777316.433
E 959540.705

FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
SOUTH 1/4 CORNER
SECTION 9-46-43
N 777359.010
E 961994.189