

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, P.S.M.

**SDA** SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456  
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APRIL, 2004

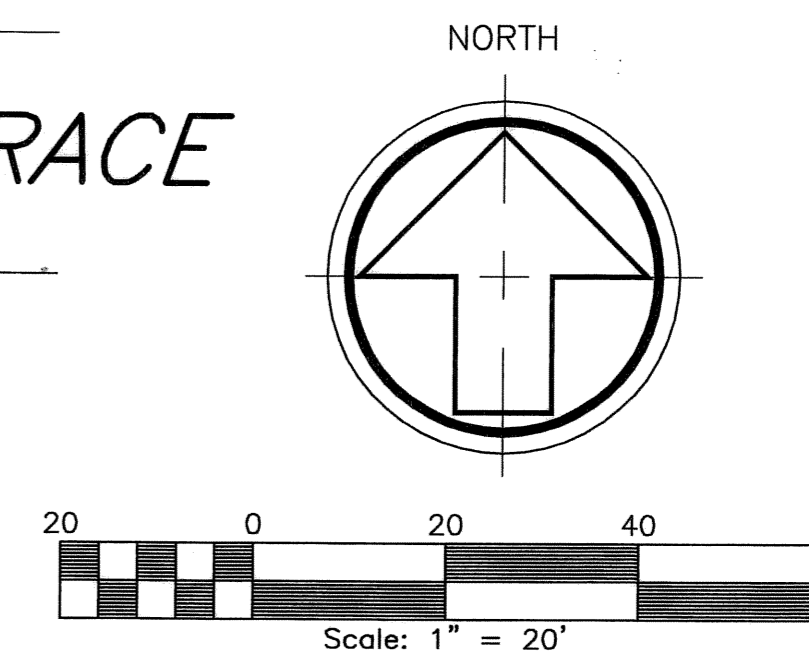
# DIXIE DEL-IDA PLAT

A REPLAT OF LOTS 2, 3, 4 AND 5, BLOCK 5, DEL-IDA PARK (PB 9, PG 52, PBCR),  
LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

P.135

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
This Plat was filed for record  
at \_\_\_\_\_ M., this \_\_\_\_\_ day  
of \_\_\_\_\_, 2004 and duly  
recorded in Plat Book No. \_\_\_\_\_  
on Pages \_\_\_\_\_ and \_\_\_\_\_  
SHARON BOCK, CLERK  
BY: \_\_\_\_\_ DC



N.E. 5TH TERRACE

N.E. 2ND AVENUE

N.E. 5TH COURT

### SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF THE BLOCK 5, DEL-IDA PARK (PB 9, PG 52, PBCR). SAID LINE BEARS SOUTH 00°00'00" WEST (ASSUMED).
- 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.
- 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.
- |      |                                     |          |  |
|------|-------------------------------------|----------|--|
| D.E. | - DENOTES DRAINAGE EASEMENT.        | P.R.M.   | - DENOTES PERMANENT REFERENCE MARKER (PRM) LB# 6456, UNLESS OTHERWISE NOTED (LB#6456). |
| P.B. | - DENOTES PLAT BOOK.                | R        | - DENOTES RADIUS.  |
| ORB  | - DENOTES OFFICIAL RECORDS BOOK.    | D        | - DENOTES CENTRAL ANGLE.   |
| POB  | - DENOTES POINT OF BEGINNING.       | L        | - DENOTES ARC LENGTH.  |
| POC  | - DENOTES POINT OF COMMENCEMENT.    | P.B.C.R. | - DENOTES PALM BEACH COUNTY RECORDS.   |
| U.E. | - DENOTES UTILITY EASEMENT.         | SF       | - DENOTES SQUARE FEET.   |
| R/W  | - DENOTES RIGHT-OF-WAY.             | PCP      | - DENOTES PERMANENT CONTROL POINT (LB#6456).   |
| G.U. | - DENOTES GENERAL UTILITY EASEMENT. |          |  |
| N.R. | - DENOTES NON-RADIAL.               |          |  |
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

