

DELRAY BEACH FAIRFIELD INN PLAT

Being a replat of Lots 1, 2, 7, 17, 18, 19 and 20, and a portion of the 16' Alley, all of Block 1, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida and a replat of Tracts "B" and "C", BELAIR HEIGHTS REPLAT as recorded in Plat Book 73, Page 17 of the Public Records of Palm Beach County, Florida Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

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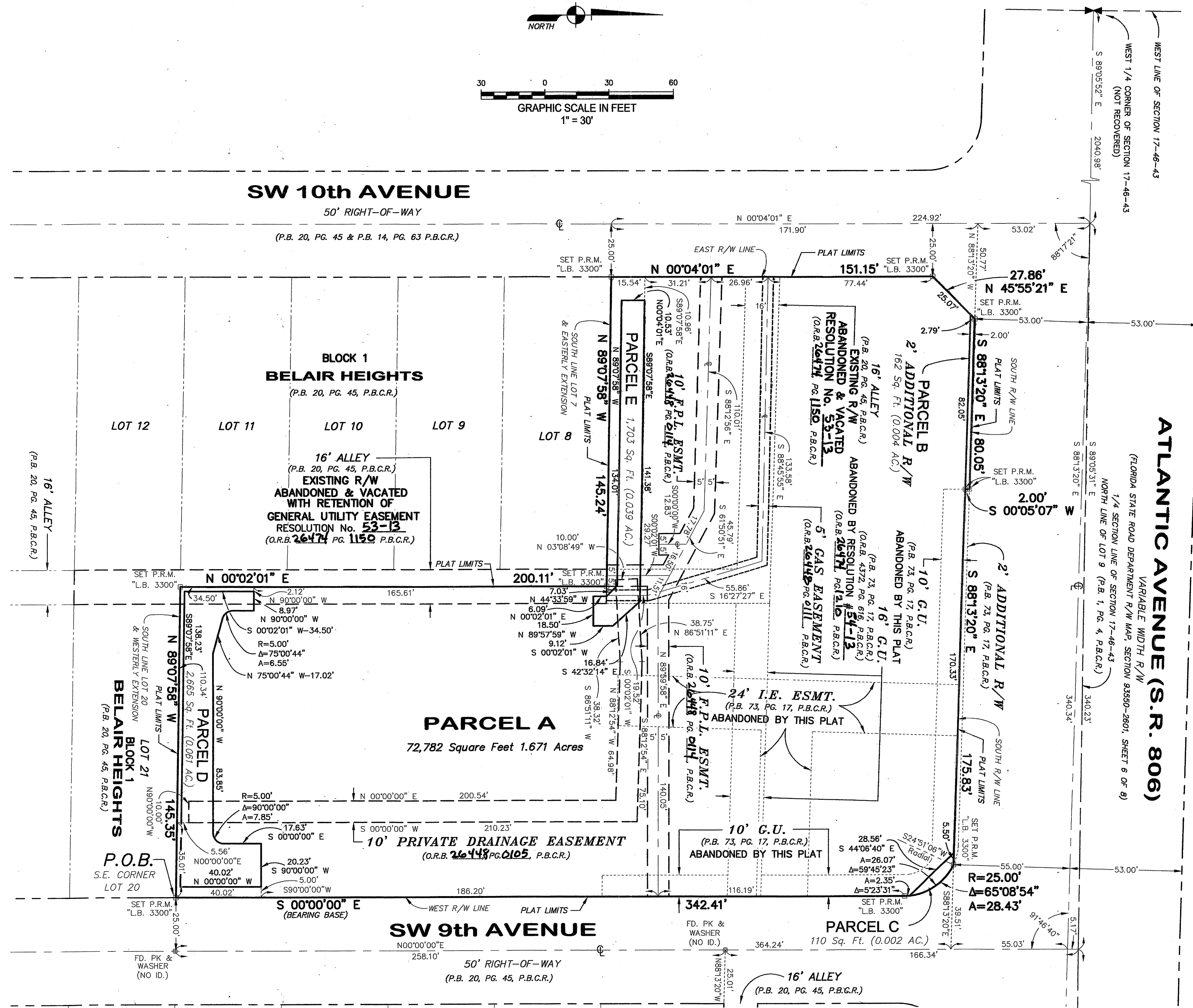
COUNTY OF PALM BEACH
This plat was filed for record at _____ this _____ day of _____, 2013, and duly recorded in Plat Book _____, Pages _____, through _____.

SHARON R. BOCK
Clerk & Comptroller
Palm Beach County

By: _____ D.C.

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
NOVEMBER, 2013



AREA TABULATION:

Parcel	Sq. Ft.	Acres
PARCEL A	72,782	1.671
PARCEL B	162	0.004
PARCEL C	110	0.002
PARCEL D	2,665	0.061
PARCEL E	1,703	0.039
TOTAL	77,422	1.777

NOTES:

- 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.
- 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.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT-OF-WAY LINE OF S.W. 9th AVENUE HAVING A BEARING OF S 00°00'00" 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: A = ARC LENGTH; AC = ACRES; C = CENTERLINE; A = CENTRAL ANGLE; ESMT = EASEMENT; FD = FOUND; G.U. = GENERAL UTILITY EASEMENT; ID = IDENTIFICATION; I.E. = INGRESS-EGRESS; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.O.B. = POINT OF BEGINNING; 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; P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; SQ. FT. = SQUARE FEET; S.R. = STATE ROAD.
- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.), 4"X4"X24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300" UNLESS OTHERWISE STATED.

SYMBOL LEGEND:

- DENOTES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."
- DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"X4"X24" REINFORCED CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."