1125 WALLACE DRIVE THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS CAULFIELD and WHEELER, INC. BEING A REPLAT OF A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, ENGINEERS - PLANNERS - SURVEYORS TOGETHER WITH A PORTION OF LOT 8, BLOCK D, SUNNY ACRES, 7900 GLADES ROAD, SUITE 100 AS RECORDED IN PLAT BOOK 21, PAGE 63, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BOCA RATON, FLORIDA 33434 - (561)392-1991 LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR N. LINE OF THE S.W. 1/4 OF SECTION 20-RECORD AT _____ M.
THIS ____ DAY OF ____ BASED ON PLAT OF ESQUIRE SUBDIVISION BASED ON PLAT OF ESQUIRE SUBDIVISION 3327.50' N88°27'02"E N88*56'10"E RECORDED IN PLAT BOOK 23, PAGE 43 A.D. 201_ AND DULY RECORDED 2031.43 N 769174.7898 PUBLISHED POSITION OF EAST 1/4 CORNER-IN PLAT BOOK _____ ON PAGES _____ THRU ____. N88*56'10"E E 954129.3059 SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST N. LINE OF THE S.W. 1/4 OF SECTION 20—
PER PUBLISHED PALM BEACH COUNTY COORDINATES PER PALM BEACH COUNTY SURVEY DEPARTMENT N 769273.10 E 959486.50 SHARON R. BOCK CLERK AND COMPTROLLER PER PALM BEACH COUNTY SURVEY DEPARTMENT ESQUIRE SUBDIVISION ESQUIRE SUBDIVISION 30' LANDSCAPE TECHNIQUES N 769173.6080 (PLAT BOOK 23, PAGE 43) (PLAT BOOK 23, PAGE 43), E 954128.4950 (PLAT BOOK 75, PAGE 41) DEPUTY CLERK S.W. 11TH STREET 25' RIGHT-OF-WAY S.W. 11TH STREET (PLAT BOOK 23, PAGE 43) 50' RIGHT-OF-WAY (NOT OPEN TO THE PUBLIC) SHEET 2 OF 3 ROYAL PALM DRIVE (PLAT BOOK 23, PAGE 43) S88*11'02"W 50' RIGHT-OF-WAY (PLAT BOOK 72, PAGE 142) 'S88'11'02"W S88*11'02"W ackslashNORTH LINE OF LOT 30 (PLAT BOOK 21, PAGE 63) (PLAT BOOK 1, PAGE 4) (PLAT BOOK 23, PAGE 43) SOUTH LINE OF ESQUIRE SUBDIVISION (PLAT BOOK 75, PAGE 41) (PLAT BOOK 23, PAGE 43) 30' -POINT OF COMMENCEMENT POINT OF INTERSECTION OF THE E. RIGHT-OF-WAY LINE OF GERMANTOWN ROAD AND THE NORTH LINE OF LOT 30. SECTION 20. SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST SHEET INDEX (PLAT BOOK 1, PAGE 4) N 768556.88 SHEET 1 COVER E 955932.67 SHEET 2 OVERALL PLAT WITH SECTIONAL TIES SHEET 3 PLATTED AREA WITH EASEMENTS 237.37 S88*11'02"W COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID SUBDIVISION OF LOT 30 SUBDIVISION OF SECTION 20-46-43 DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EASTGRAPHIC SCALE (PLAT BOOK 1, PAGE 4) LINEAR UNIT = US SURVEY FEET N 768394.44 COORDINATE SYSTEM 1983 STATE PLANE E 956131.97 TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND WITNESS CORNER SET PRM-SCALE FACTOR = 1.0000430POINT OF BEGINNING (IN FEET) N 768394.13 PLAT OF SUNNY ACRES GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE E 956121.97 1 INCH = 30 FEET(PLAT BOOK 21, PAGE 63) 270.05 S88"11'02"W S88"11'02"W S88 11 02 W 249.08 —SET PRM N 768386.23 E 955873.01 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. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION 10' D.E. 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 SEE SHEET 3 OF 3 FOR PLATTED AREA MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH EASEMENTS WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF JHE CITY OF DELRAY BEACH. 4. STHERE SHALL BE NO TREES OR SHRUBS PLACED ON THE GROVES OF DELRAY TILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND (PLAT BOOK 72, PAGE 142) SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED POINSETTIA DRIVE M ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PARCEL A PALM BEACH COUNTY, FLORIDA. 50' RIGHT-OF-WAY 6. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF 98,870 SF 2.270 AC ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES. (PLAT BOOK 21, PAGE 63) BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.88°56'10"E. ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. 8. ■ PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591. 9. SF - DENOTES SQUARE FEET WATER 10. Q − DENOTES CENTERLINE EASEMENT 11. O.R.B. - DENOTES OFFICIAL RECORD BOOK 12. AC — DENOTES ACRES 13. LB — LICENSED BUSINESS WALLACE DRIVE COMMERCE CENTER 14. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS (PLAT BOOK 106, PAGES 56-57) 30' OF PALM BEACH COUNTY, FLORIDA SEWER 15. D.E. - DRAINAGE EASEMENT EASEMENT 768067.90

381.37

A PORTION OF LOT 30

(PLAT BOOK 1, PAGE 4)

SUBDIVISION OF SECTION 20-46-43

402.34

WITNESS CORNER SET PRM-

N 768080.33

N 768080.65

E 956122.86

E 956132.86

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF

RECORDS OF PALM BEACH COUNTY.

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

N 768068.25 E 955741.67

PORTION OF LOT 8, BLOCK D

PLAT OF SUNNY ACRES

(PLAT BOOK 21, PAGE 63)

N88*11'02"E

32.91

N8841'02"E

N8811'02"E