THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

BANYAN COURT

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

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90/98 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000037364
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

172

PALM BEACH COUNTY SURVEY SECTION
HORIZONTAL CONTROL POINT "BARWICK"
FOUND PALM BEACH COUNTY MONUMENT
N 782647.7740
E 945805.7320

N89°02'17"W — 2733.84' (GRID) 2733.74' (GROUND)

PALM BEACH COUNTY SURVEY SECTION
HORIZONTAL CONTROL POINT "BIRDIE"
NO MONUMENT FOUND
PUBLISHED CORRDINATES
N 782601.8800
E 948539.1890

S14°05'02"E

N.W. CORNER OF SECTION 12
TOWNSHIP 46 SOUTH, RANGE 42 EAST
NO MONUMENT FOUND
PALM BEACH COUNTY
PUBLISHED COORDINATES
N 782607.1640
E 943166.7880

POINT OF COMMENCEMENT
N. 1/4 CORNER OF SECTION 12
TOWNSHIP 46 SOUTH, RANGE 42 EAST
FOUND PALM BEACH COUNTY MONUMENT
N 782562.8900
E 945807.8350

S89°02'23"E — 2641.42' (GRID) 2641.32' (GROUND)

N. LINE OF THE N.W. 1/4 OF SECTION 12

N.E. CORNER OF SECTION 12
TOWNSHIP 46 SOUTH, RANGE 42 EAST
NO MONUMENT FOUND
PALM BEACH COUNTY
PUBLISHED COORDINATES
N 782510.8540
E 948508.3900

N. LINE OF THE N.E. 1/4 OF SECTION 12

N88°53'46"W — 2701.06' (GRID) 2700.96' (GROUND)

S88°53'46"E — 2363.33'

40.03' — S01°14'31"E 90.08' (81.15' (GROUND)) — 40.00'

S88°53'46"E 40.03'

40' CANAL RIGHT–OF–WAY
(DEED BOOK 118, PAGE 518)

L.W.D.D. CANAL L–30
90' CANAL RIGHT–OF–WAY
(O.R.B. 6495, PAGE 761)
(DEED BOOK 118, PAGE 95)
(DEED BOOK 118, PAGE 518)

POINT OF BEGINNING
CORNER FALLS IN CANAL
N 782472.06
E 945849.82

CANAL RIGHT–OF–WAY
(DEED BOOK 118, PAGE 95)

25' QUIT CLAIM BY L.W.D.D.
(O.R.B. 26624, PAGE 1990)

11.64' L.W.D.D. EASEMENT
(O.R.B. 26624, PAGE 1990)

CORNER FALLS IN CANAL
N 782466.33
E 946147.24

S88°53'46"E 297.47'

S01°09'33"E 90.07'

L.W.D.D. CANAL L–30

S01°14'31"E 209.08'

TRACT OS

S89°24'56"E 6.00'

6' FPL EASEMENT
(O.R.B. 6922, PAGE 842)

N00°42'35"W

W. LINE OF THE N.W. 1/4 OF SECTION 12
TOWNSHIP 46 SOUTH, RANGE 42 EAST

2683.91' (GRID)
2683.81' (GROUND)

BARWICK ROAD

S01°14'31"E 295.73'

521.28'

TRACT W4
S01°14'31"E 91.42'
S01°14'31"E 12.22'
N88°45'29"E 14.00'
S01°14'31"E 6.00'
TRACT R
N88°45'29"E 14.00'
S01°14'31"E 43.94'

TRACT W3
6' FPL EASEMENT
(O.R.B. 6922, PAGE 842)
101.97'

6' FPL EASEMENT DETAIL

UNPLATTED
A PORTION OF THE N.E. 1/4 OF
THE N.W. 1/4 OF SECTION 12,
TOWNSHIP 46 SOUTH, RANGE 42 EAST

W. LINE OF THE N.E. 1/4 OF SECTION 12

N01°14'31"W 158.20'

E. RIGHT–OF–WAY LINE BARWICK ROAD

N01°14'31"W 692.94'

BEXLEY PARK
(PLAT BOOK 102, PAGE 48)

N01°14'31"W 413.77'

BARWICK ROAD
80' PUBLIC RIGHT–OF–WAY
(O.R.B. 52, PAGE 576)

25'

HIGHGATE DRIVE
50' PUBLIC RIGHT–OF–WAY
TRACT R–1
(PLAT BOOK 102, PAGE 48)

25'

N01°14'31"W 692.94'

BEXLEY PARK
(PLAT BOOK 102, PAGE 48)

286.75'

GOLF CLUB ESTATES
(PLAT BOOK 25, PAGE 235)

40.00' — 40.00'

SET PRM
25.00' SOUTH

SET PRM
25.00' SOUTH

E. RIGHT–OF–WAY LINE BARWICK ROAD

S01°09'31"E 109.33'

TRACT W1
7,475 SF

1	2	3	4	5	6
5,250 SF	5,186 SF	5,123 SF	5,060 SF	4,997 SF	4,934 SF

57.29' — 40.03' — 40.03' — 40.03' — 40.03' — 40.03' — 40.03'

S01°09'31"E 132.03' — 130.45' — 128.87' — 127.29' — 125.71' — 124.13'

N01°09'33"W 122.54'

Δ=89°55'00"
R=25.00'
L=39.23'

10' GUE

32.08' — 40.00' — 40.00' — 40.00' — 40.00' — 40.00' — 40.00' — 272.08'

N88°50'29"E

1' SWE

SYLVESTER PALM DRIVE

N88°50'29"E 40.00'

N88°50'29"E 156.26'

PCP 2.82'

S88°50'29"W 140.74'

PCP — PCP

47.29' — 22.33' — 22.33' — 22.33' — 25.15' — 25.15'

TRACT R
(44.68' PRIVATE STREET)

N88°50'29"E 101.20'

S88°50'29"W 110.74'

Δ=90°05'00"
R=25.00'
L=39.31'

1' SWE

N46°09'31"W 14.14'

S43°50'29"W 14.14'

20' — 20'

TRACT W2
9,776 SF

48.10' — 63.14'

1' SWE

S88°50'29"W 136.13'

S88°50'29"W 16.45' — 119.68'

N01°14'31"W

E. RIGHT–OF–WAY LINE BARWICK ROAD

TRACT OS
505.00'
240.00'

TRACT R
(40' PRIVATE STREET)
54,150 SF

VERAWOOD LANE

S01°09'33"E 979.89'

E. LINE OF THE W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12

40	39	38	37	36	35	TRACT OS
4,787 SF	4,787 SF	4,787 SF	4,787 SF	4,787 SF	4,787 SF	11,111 SF

S88°50'29"W 119.68' — 40.00' — S01°09'31"E — 40.00'

10' GUE

6' FPL EASEMENT
(O.R.B. 6922, PAGE 842)
(SEE DETAIL LEFT)

1' SWE

25.00'

34	33
4,787 SF	4,787 SF

S88°50'29"W 119.68' — 40.00' — N01°09'31"W — 240.00'

20' — 20'

7	8	9	10	11	12	13	14	15	16
4,780 SF	4,830 SF	4,830 SF	4,830 SF	4,830 SF	4,830 SF	4,830 SF	4,830 SF	4,830 SF	4,830 SF

S88°50'29"W 120.75' — 30.00' — 40.00' — S01°09'31"E — 620.00'

10' GUE

1' SWE

E. LINE OF THE W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12

688.80'
692.94'

628.28'

982.45'

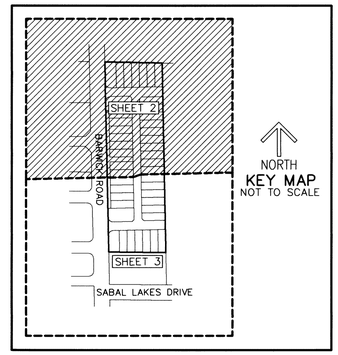
UNPLATTED
A PORTION OF THE N.W. 1/4 OF
THE N.E. 1/4 OF SECTION 12,
TOWNSHIP 46 SOUTH, RANGE 42 EAST

S00°34'04"E

E. LINE OF THE N.E. 1/4 OF SECTION 12
TOWNSHIP 46 SOUTH, RANGE 42 EAST

2599.43' (GRID)
2599.33' (GROUND)

MATCH LINE SHEET 3



NORTH
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FEET

LEGEND/ABBREVIATIONS
℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
E – EASTING (WHEN USED WITH COORDINATES)
FPL – FLORIDA POWER & LIGHT COMPANY
GUE – GENERAL UTILITY EASEMENT
L – ARC LENGTH
LB – LICENSED BUSINESS
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
N – NORTHING (WHEN USED WITH COORDINATES)
R – RADIUS
O.R.B. – OFFICIAL RECORD BOOK
SWE – SIDEWALK EASEMENT
■ PRM – DENOTES PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
◉ PCP – DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"

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 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.
4. 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.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
6. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°57'45" WEST ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "BRYANT II" AND "CULLIN", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
8. 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.