1236 GEORGE BUSH BLVD BEING A REPLAT OF A PORTION OF LOTS 28 AND 29, MODEL LAND COMPANY AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9. TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA), PALM BEACH COUNTY, FLORIDA. THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD & WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS (IN FEET) 7900 GLADES ROAD, SUITE 100 1 INCH = 10 FEETBOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 NORTH LINE LOTS 28 AND 29 -MODEL LAND COMPANY (P.B. 8, PAGE 40, P.B.C.R.) GEORGE BUSH BOULEVARD N89°09'32"E 161.79' NORTHEAST CORNER OF LOT 28 FDOT RIGHT-OF-WAY MAP MODEL LAND COMPANY SHEET 2 OF 2 SECTION 9366-150 (SR-806-A) 10/30/51 (P.B. 8, PAGE 40, P.B.C.R.) SOUTH RIGHT-OF-WAY LINE OF GEORGE BUSH BOULEVARD SECTION 9366-150 -(SR-806-A) 10/30/51SOUTH RIGHT-OF-WAY LINE > SET PRM NORTHWEST CORNER OF OF GEORGE BUSH BOULEVARD R=1085.96, $\Delta=2.00.38$ SECTION 9366-150 _CAMBRIA CREST (SR-806-A) 10/30/51(P.B. 72, PAGE 10) "NOTICE" THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF L=38.11'SET PRM-THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN N89°09'32"E 161.90' CB=N88*09'13"E CD=38.11 AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL 5.00 12.14 29.00' 29.00' RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC 42.00' (TOTAL)I 29.00' 29.00**'** RECORDS OF PALM BEACH COUNTY. _10' UTILITY EASEMENT $\Delta = 0.30'41''$ _10' GENERAL UTILITY EASEMENT SET PRM -5' ACCESS EASEMENT S88°56'54"W 12.44' EASEMENT TRACT A N88'56'55"E 12.98' CAMBRIA CREST N88*56'54"E 15.36' (P.B. 72, PAGE 10) S45*58'49"E_ S88*56'54"W 15.92' SURVEY NOTES: 4.28' N43°57'38"E S11*32'31"E 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE WEST LINE OF 4.23' COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS - CAMBRIA CREST S43*56'54"W (P.B. 72, PAGE 10) 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. LOT 5 LOT 4 LOT 3 LOT 2 LOT 1 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 S89°05'34"W ALONG THE SOUTH LINE OF N 1/2 OF LOTS 28 AND 29, MODEL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC S43'56'54"W_ RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE 2.34 COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 S50*31'27"W_ ADJUSTMENT). 5.99' 8. ALL DISTANCES SHOWN HEREON ARE GROUND. N45'59'20"W 2.42 LOT 1 CAMBRIA CREST S26*14'28"E (P.B. 72, PAGE 10) _S12*28'32"W - DRAINAGE EASEMENT-5' DRAINAGE EASEMENT-LEGEND/ABBREVIATIONS: S46"21'21"E R - RADIUS N73*****57**`**52"W N46°03'06"W Δ - DELTA (CENTRAL ANGLE) L - ARC LENGTH S01*03'06"E S43°56′54"W S88*56'54"W 39.78' N88'56'54"E 12.24 LB - LICENSED BUSINESS S88*56'30"W 27.34' N88'56'54"E 40.49' P.B.C.R. - PALM BEACH COUNTY RECORDS S88°56'53"W 118.59' S01*03'06"E 5' ACCESS _S01°03'06"E EASEMENT P.B. - PLAT BOOK _____<u>\$88*57'13"W_26.44'</u> 5.00' S88*56'54"W 11.25' PG. – PAGE EASEMENT N88*56'54"E 45.53' S88*56'54"W 46.48' N88**"**56'54"E 114.45' N88*56'53"E D.E. - DRAINAGE EASEMENT N88*56'30"E 34.41' -----10.85*'*--G - CENTERLINE S73*57'52"E S46'03'06"E_ 5' UTILITY EASEMENT _S66°41'19"W CB - CHORD BEARING N88'57'13"E 33.51' _N43**'**56'54"E -5' GENERAL UTILITY EASEMENT SET PRM -4.27' CD - CHORD DISTANCE RB - RADIAL BEARING S89'05'34"W 200.00' POINT OF BEGINNING SOUTHEAST CORNER OF NORTH 1/2 J OF LOT 28 PC - POINT OF CURVATURE SOUTH LINE OF N 1/2 OF LOTS SOUTHWEST CORNER OF (BEARING BASIS) S 1/2 OF LOT 28 28 AND 29 CAMBRIA CREST FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION MODEL LAND COMPANY MODEL LAND COMPANY MODEL LAND COMPANY (P.B. 72, PAGE 10) (P.B. 8, PAGE 40, P.B.C.R.) - DENOTES SET 5/8" IRON ROD AND CAP STAMPED LB#3591 (P.B. 8, PAGE 40, P.B.C.R.) MODEL LAND COMPANY (P.B. 8, PAGE 40, P.B.C.R.) SET PRM (P.B. 8, PAGE 40, P.B.C.R.) SND - DENOTES SET NAIL AND DISK STAMPED "C&W PRM LB#3591"