

# HIGHLAND PARK TOWNHOMES

BEING A REPLAT OF A PORTION OF BLOCK 113, HIGHLAND PARK,  
AS RECORDED IN PLAT BOOK 2, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
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"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.

- LEGEND/ABBREVIATIONS**
- ⊙ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - D.E. - DRAINAGE EASEMENT
  - FPL - FLORIDA POWER & LIGHT
  - G.U.E. - GENERAL UTILITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - O.R.B. - OFFICIAL RECORD BOOK
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - SQ FT - SQUARE FEET
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - P.B.C.R. - PALM BEACH COUNTY RECORDS
  - F.E.C. - FLORIDA EAST COAST
  - NAD - NORTH AMERICAN DATUM
  - 16-46-43 - SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
  - PRM - DENOTES SET PERMANENT REFERENCE MONUMENT  
4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE
  - PCP - DENOTES PERMANENT CONTROL POINT  
NAIL AND METAL DISK STAMPED "PCP LB3591"
  - ▲ - DENOTES FOUND PERMANENT REFERENCE MONUMENT  
NAIL AND DISC STAMPED "PRM" LB 3591

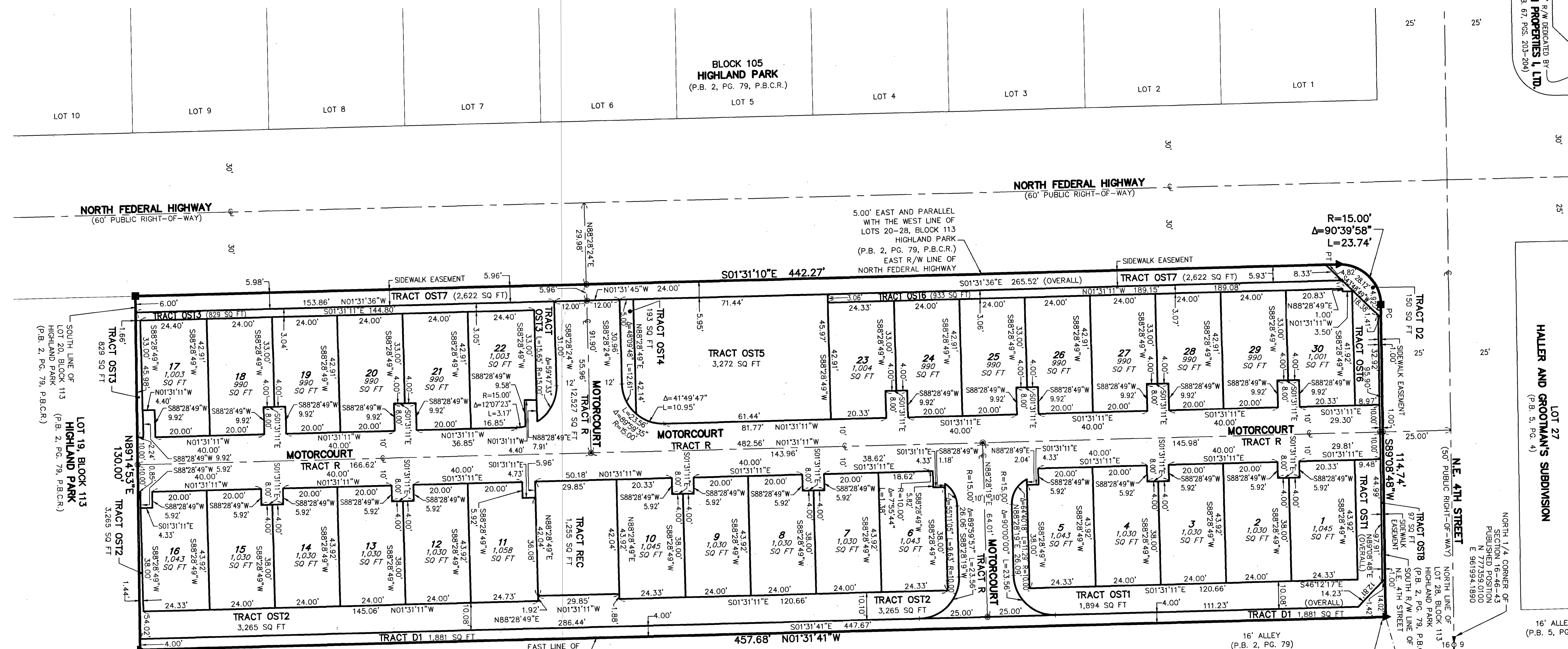
125

SHEET 2 OF 2

TRACT "A"  
DUBLIN PROPERTIES I, LTD.  
(P.B. 67, PGS. 203-204)

15' R/W DEDICATED BY  
DUBLIN PROPERTIES I, LTD.  
(P.B. 67, PGS. 203-204)

- SURVEY NOTES:**
- 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.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
  - 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.
  - 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.
  - THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
  - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°04'50"E ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
  - 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 ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
  - LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.



LOT 27  
HALLER AND GROOMAN'S SUBDIVISION  
(P.B. 5, PG. 4)

LOT 28  
HALLER AND GROOMAN'S SUBDIVISION  
(P.B. 5, PG. 4)

P.O.B.  
NORTHEAST CORNER OF  
LOT 28, BLOCK 113  
HIGHLAND PARK  
(P.B. 2, PG. 79, P.B.C.R.)  
N 777325.9092  
E 961488.5216

NORTHEAST CORNER OF  
SECTION 16-46-43  
PUBLISHED POSITION  
N 777403.5850  
E 964771.5760

**NOTES**  
COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.00005374  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

**TABULAR DATA**

NAME	SQUARE FEET	ACRES
LOTS 1-30	30,488	0.6999
TRACT R	12,527	0.2876
TRACTS OST1-OST8	13,105	0.3008
TRACTS D1-D2	2,031	0.0466
TRACT REC	1,255	0.0288
<b>TOTAL</b>	<b>59,406</b>	<b>1.3638</b>

