

LA SEDONA

BEING A REPLAT OF A PORTION OF BLOCKS 2 AND 3 AND THE RIGHTS-OF-WAY ADJACENT THERETO, "ROCKLAND PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 23, AND LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
SEPTEMBER - 1996

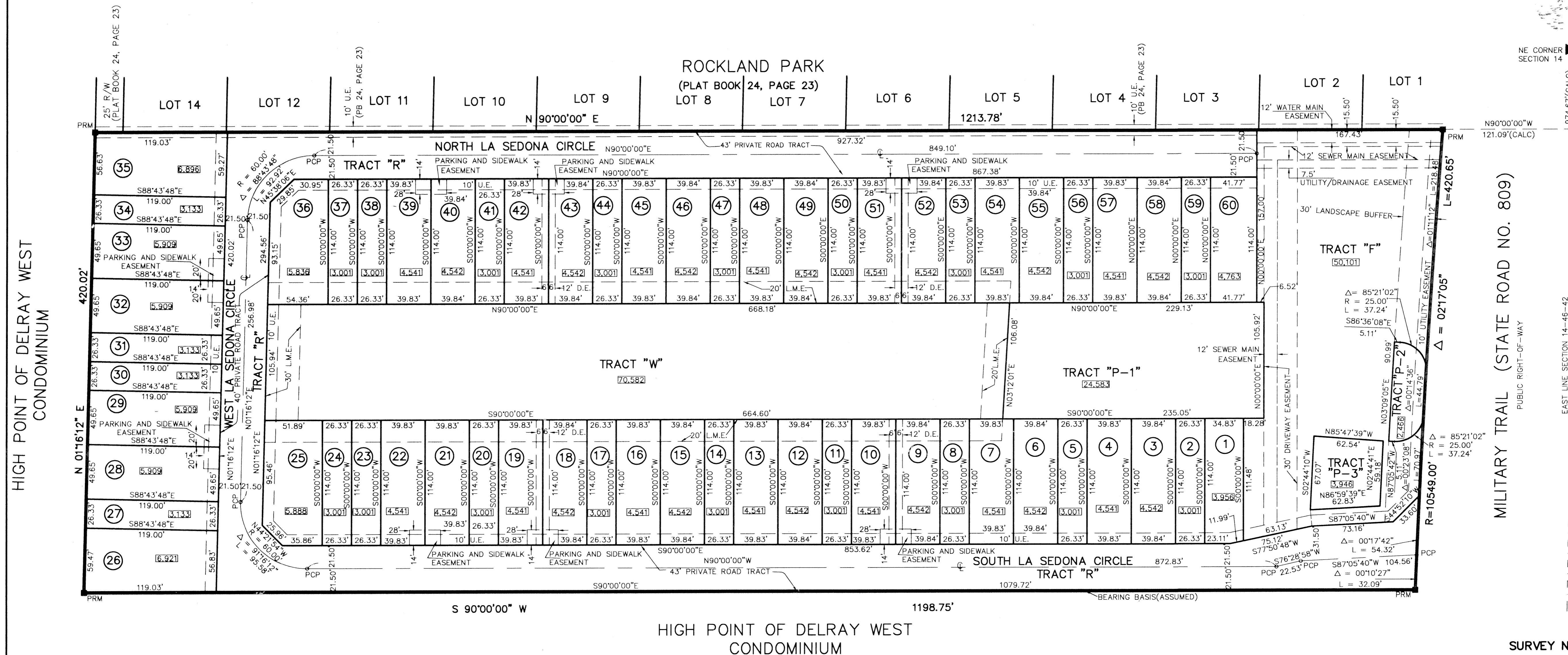
190

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1996 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. MILKEN
CLERK CIRCUIT COURT

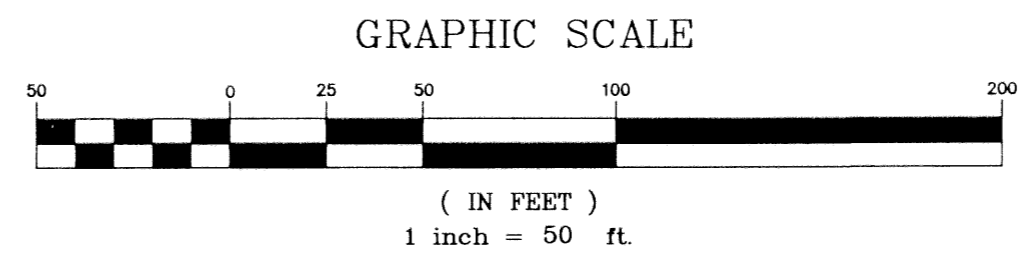
BY: _____
DEPUTY CLERK

SHEET 2 OF 2



TABULAR DATA

TOTAL AREA THIS PLAT	11.61 ACRES
AREA OF PRIVATE ROAD (TRACT "R")	2.362 ACRES
AREA OF RESIDENTIAL	5.766 ACRES
AREA OF WATER MANAGEMENT (TRACT W)	1.620 ACRES
AREA OF RECREATION (TRACT "F")	1.150 ACRES
PRESERVATION (TRACTS P-1, P-2, P-3)	0.712 ACRES
TOTAL NUMBER OF UNITS	60 UNITS
DENSITY PROPOSED THIS PLAT	5.17 UNITS/ACRE
LAND USE: TOWNHOMES	



- 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 City of Delray Beach Zoning Regulations.
 - No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
 - Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
 - Bearings shown hereon are assumed.
 - P.R.M. - Indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
 - U.E. - indicates utility easement.
 - D.E. - indicates drainage easement.
 - W.D.E. - indicates water distribution easement.
 - Lines intersecting curves are non-radial unless shown otherwise.
 - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
 - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
 - PCP - DENOTES PERMANENT CONTROL POINT
 - The City of Delray Beach is hereby granted access for emergency and maintenance purposes.
 - [50.10] DENOTES SQUARE FOOTAGE.

SUBDIVISION La Sedona
PAGE 190
FLOOD MAP
ZONING
ZIP CODE
CITY NAME City of Delray Beach

TAZ-472