

"DELRAY ACLF"

A P.U.D.

LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

"KINGS POINT PLAT NO.2"
(PLAT BOOK 29, PAGE 139, P.B.C.R.)

LINTON BOULEVARD
(D.B. 1056, PG. 634, D.B. 1060 PG. 357)

TRACT A
9.55 ACRES MORE OR LESS

"BOYSTOWN, C.L.F."
PLAT BOOK 68, PAGES 92 & 93
PALM BEACH COUNTY RECORDS

"ADDISON TRACE P.U.D."
PLAT BOOK 80, PAGES 126-130
PALM BEACH COUNTY RECORDS

COORDINATE TRANSLATION DETAIL (NOT TO SCALE)

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.00003357

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
GROUND DISTANCE X SCALE FACTOR = GRID

0739-000

FOUND PALM BEACH COUNTY
STANDARD MONUMENT - BRASS DISC
STAMPED "BLACK", ACCURACY 22
N 771642.0650
E 943265.1200

FOUND PALM BEACH COUNTY
STANDARD MONUMENT - BRASS DISC
STAMPED "LOWSON", ACCURACY 22
N 768971.7600
E 943344.362

FOUND PALM BEACH COUNTY
STANDARD MONUMENT - BRASS DISC
STAMPED "DAKOTA", ACCURACY 22
N 766311.957
E 935369.590

FOUND PALM BEACH COUNTY
STANDARD MONUMENT - BRASS DISC
STAMPED "KING", ACCURACY 22
N 766284.577
E 932749.731

N 89°38'48" E (Plot) = NO BEARING ROTATION
N 89°38'48" E (Grid) (Plot to Grid)

North Line NW 1/4 Section 26-46-42

THIS SITE

POINT OF COMMENCEMENT

POINT OF BEGINNING

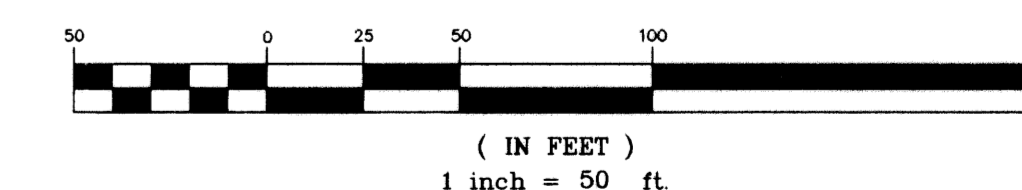
LEGEND

- | | | | |
|----------|--------------------------------|------|-----------------|
| PRM | = PERMANENT REFERENCE MONUMENT | P.B. | = PLAT BOOK |
| P.B.C.R. | = PALM BEACH COUNTY RECORDS | D.B. | = DEED BOOK |
| P.B.C. | = PALM BEACH COUNTY | PG. | = PAGE(S) |
| O.R.B. | = OFFICIAL RECORD BOOK | R/W | = RIGHT OF WAY |
| L.W.D.D. | = LAKE WORTH DRAINAGE DISTRICT | N/D | = NAIL AND DISC |
| P.U.D. | = PLANNED UNIT DEVELOPMENT | P/K | = PARKER/KALON |
| | | CL | = CENTERLINE |

SURVEYOR'S NOTES

- Bearings depicted hereon are relative to the Palm Beach County section data sheet for section 26/46/42. North line of the northwest 1/4 of said section being monumented and depicting a bearing of S.89°38'48"W. (bearing base)
- All distances shown are ground distances. Coordinates shown hereon are grid coordinates, North American Datum 1983, 1990 adjustment, Florida East Zone, Transverse Mercator Projection, Geodetic Control as established and adopted by the Palm Beach County Survey Section. (See coordinate translation detail, above)
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such improvements.
- In those cases where easements of different types cross, 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 the use rights granted. There shall be no landscape or above ground encroachments where landscape tracts or easements coincide with maintenance easements or lake maintenance access easements.
- The building setback line shall be as required by current Palm Beach County Zoning Regulations.
- 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 this county.
- PRM - indicates Permanent Reference Monument marked PRM 5055.
- U.E. - indicates utility easement.
- L.A.E. - indicates limited access easement.
- B.E. - indicates buffer easement.

GRAPHIC SCALE



THIS INSTRUMENT WAS PREPARED BY:
Dennis J. Leavy, in the offices of
Dennis J. Leavy and Associates, Inc.
460 Business Park Way, Suite D
Royal Palm Beach, Florida 33411
(561) 753 - 0650

Dennis J. Leavy & Associates, Inc.
LAND SURVEYORS & MAPPERS

460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: 1" = 50' CHECKED BY: DATE: August 12, 1998
DRAWN BY: D.J.L. JOB NO.: 9837 (CAD FILE 9837PLAT)

Delray ACLF
PAGE 147
FLOOD MAP # 2300
ZONING PUD
QUAD # 57
SE
TAZ 477
PUD NAME Delray ACLF

1:1998jms\9837\at.dwg Thu Jul 15 10:40:46 1998

STATE OF FLORIDA) S.S.
COUNTY OF PALM BEACH)

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____, 19____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
DOROTHY WILKEN
CLERK CIRCUIT COURT.
BY: _____
DEPUTY CLERK.

SHEET 2 OF 2