

THIS INSTRUMENT WAS PREPARED BY
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OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
NOVEMBER - 2002

SABAL LAKES PHASE 4

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

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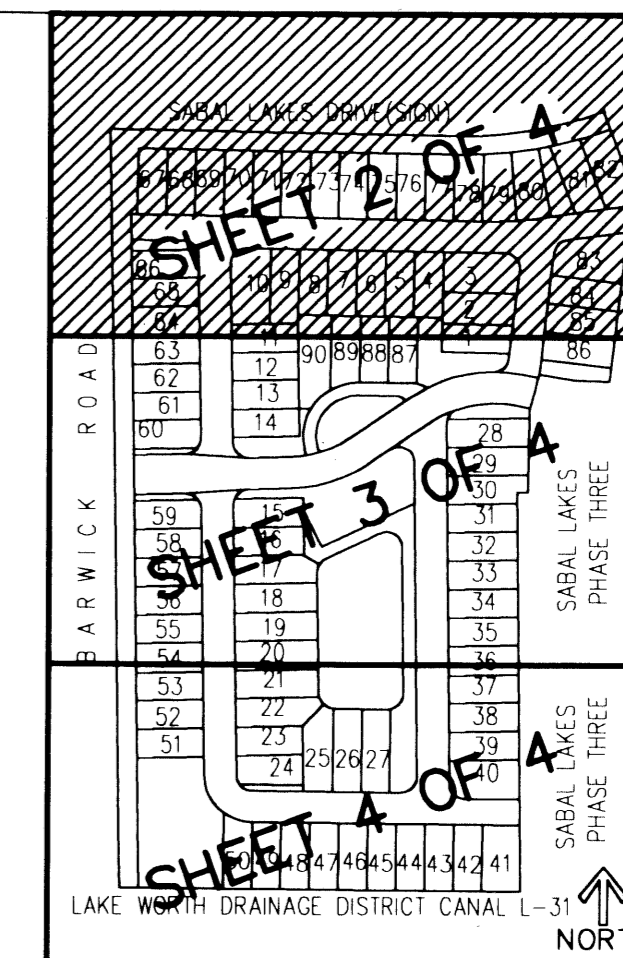
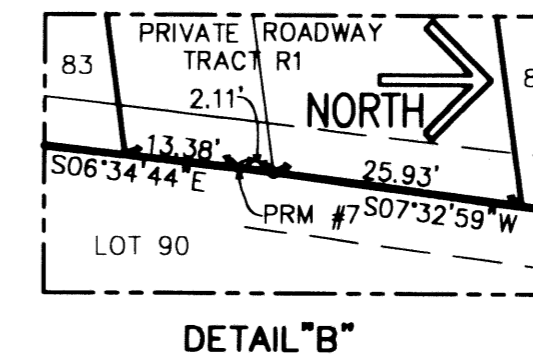
NOTES COORDINATES, BEARINGS AND DISTANCES

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
SCALE FACTOR = 1.0000391
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

N89°33'20"W (PLAT BEARING) 00°20'40" = BEARING ROTATION
N89°54'00"W (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)
SOUTH LINE THIS PLAT

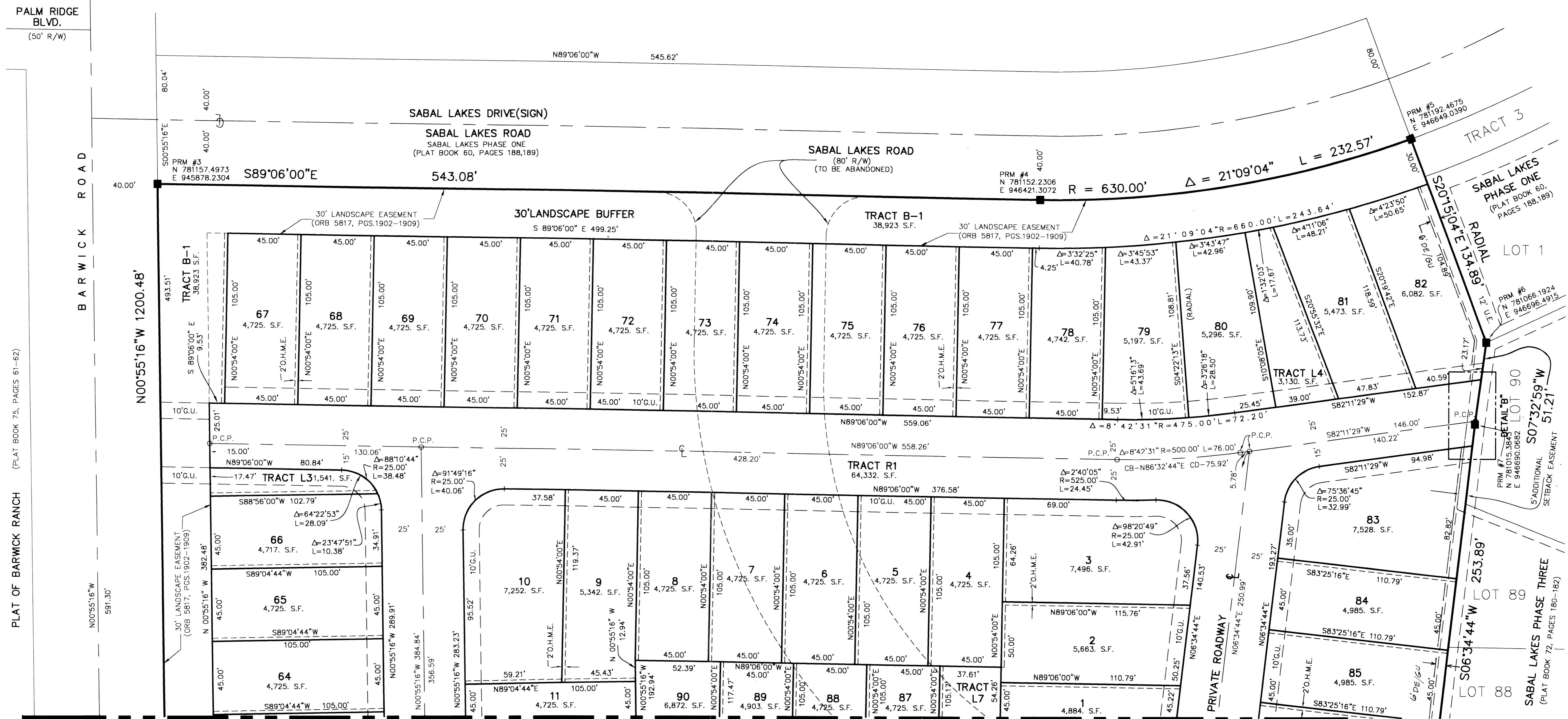
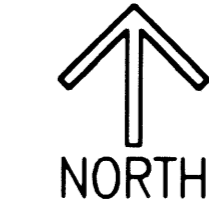
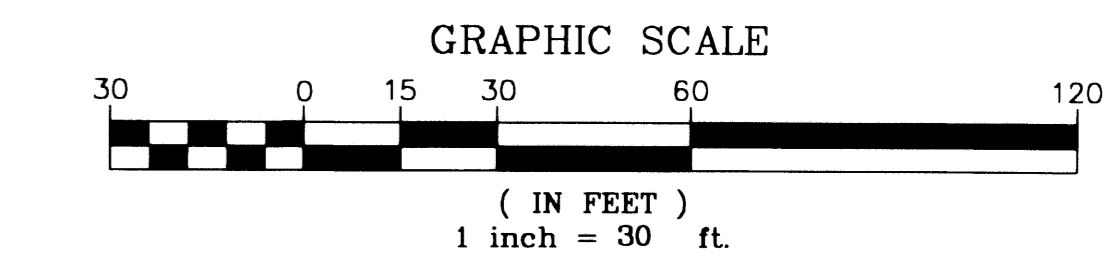
SURVEY NOTES:

- 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. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- R/W - DENOTES RIGHT-OF-WAY
- BEARINGS ARE RELATIVE TO THE RECORD PLAT "SABAL LAKES PHASE ONE" AS RECORDED IN PLAT BOOK 60, PAGES 188 AND 189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BASED ON THE THE SOUTH LINE OF SABAL LAKES ROAD, BEARING N 89° 06' 00" W.
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- G.U. - INDICATES GENERAL UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- 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.
- D.B. - DENOTES DEED BOOK
- P.G. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- N.T.S. - DENOTES NOT TO SCALE
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- CL - DENOTES CENTERLINE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- POB - DENOTES POINT OF BEGINNING
- O.H.M.E. - OVERHANG MAINTENANCE EASEMENT
- P.C.P. - INDICATED SET PERMANENT CONTROL POINT NAIL AND TAB LB3591
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- U.E. - DENOTES UTILITY EASEMENT
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- R - RADIUS
- L - LENGTH
- Δ - DENOTES CENTRAL ANGLE



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

SHEET 2 OF 4



PALM RIDGE BLVD.
(50' R/W)

PLAT OF BARWICK RANCH
(PLAT BOOK 75, PAGES 61-62)

BARWICK ROAD

MATCH LINE - SEE SHEET 3 OF 4