

THIS INSTRUMENT WAS PREPARED BY  
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OF  
**BOHLER //**  
•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT  
•PLANNING & LANDSCAPE ARCHITECTURE •SUSTAINABLE DESIGN  
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BOCA RATON, FLORIDA 33431 - 561.571.0280  
CERTIFICATE OF AUTHORIZATION NO. 8085

# DELRAY COMMONS REPLAT

BEING A REPLAT OF TRACT 2, DELRAY COMMONS, RECORDED IN PLAT BOOK 85,  
PAGE 183 THROUGH 184,  
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH,  
PALM BEACH COUNTY, FLORIDA

PBC BRASS DISK MONUMENT  
NE CORNER SECTION  
14-46-42  
N: 77239.875  
E: 943233.497

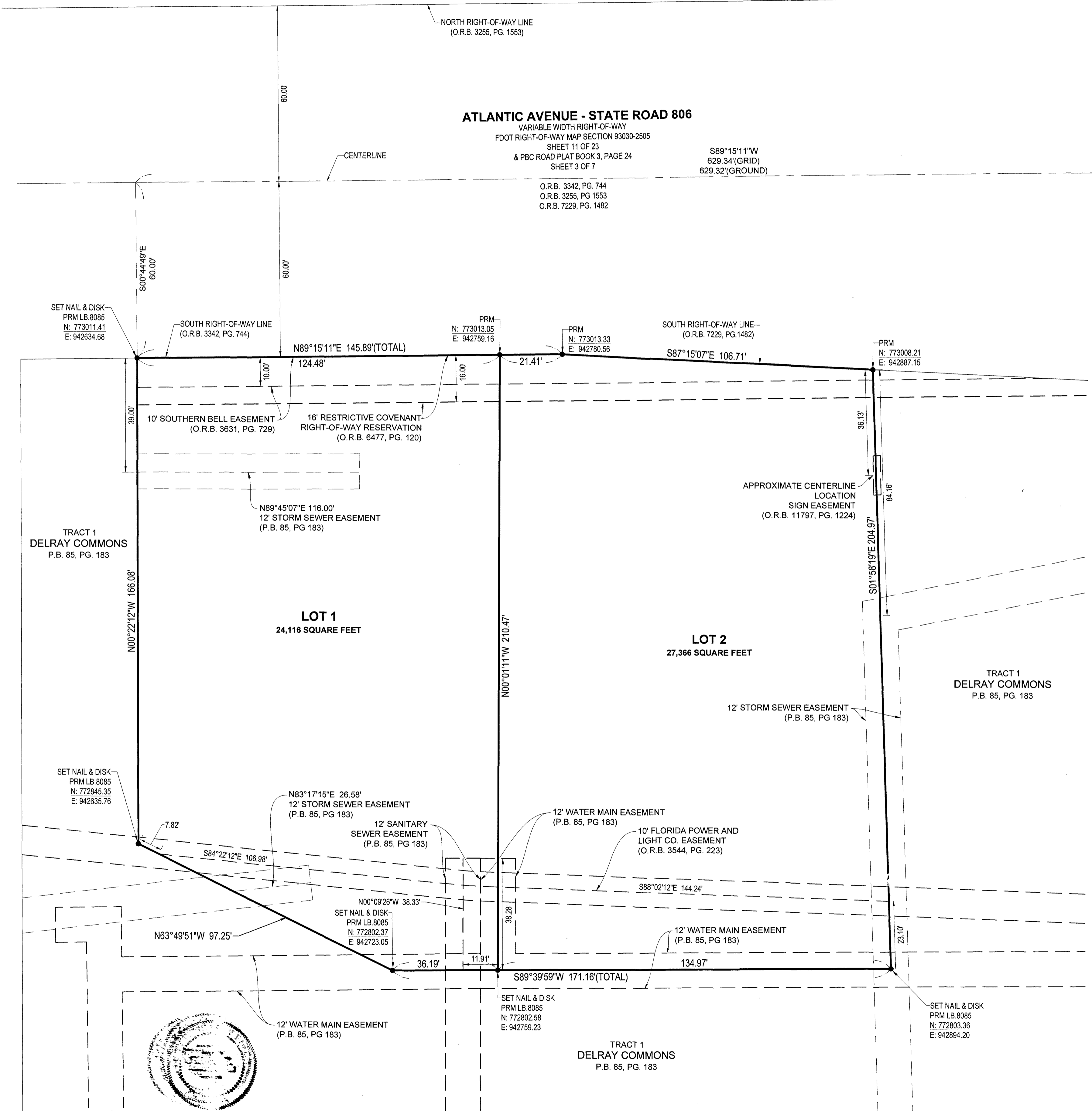
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**LEGEND / ABBREVIATIONS:**  
FS - FLORIDA STATUTE  
LB - LICENSED BUSINESS  
O.R.B. - OFFICIAL RECORDS BOOK  
P.B. - PLAT BOOK  
PG - PAGE  
PLS - PROFESSIONAL LAND SURVEYOR  
PSM - PROFESSIONAL SURVEYOR AND MAPPER  
PRM - PERMANENT REFERENCE MONUMENT  
R/W - RIGHT-OF-WAY  
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION  
PBC - PALM BEACH COUNTY

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
BEARINGS AND COORDINATES SHOWN HEREON ARE GRID  
FLORIDA STATE PLANE COORDINATE SYSTEM  
ZONE = FLORIDA EAST  
TRANSVERSE MERCATOR PROJECTION  
DATUM = NORTH AMERICAN DATUM OF 1983  
WITH THE 1990 ADJUSTMENT PER PALM BEACH COUNTY  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000035664  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N: 773011.41 DENOTES FLORIDA STATE PLANE COORDINATES  
E: 942634.68

"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  
SUPPORTED 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.

- SURVEYOR NOTES**
- IN THOSE CASES WHERE EASEMENTS OR 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 LINE SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH, PALM BEACH COUNTY 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 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.
  - PRM - PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP STAMPED PRM LB. 8085, UNLESS OTHERWISE NOTED.
  - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - BEARINGS SHOWN HEREON ARE GRID BASED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, THE EAST LINE OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING NORTH 00°24'32" WEST BASED ON COORDINATES PUBLISHED BY PALM BEACH COUNTY.
  - 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 OF LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

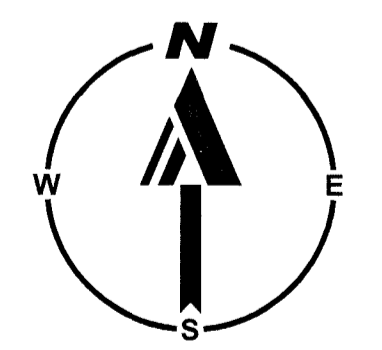


EAST LINE  
SECTION 14-46-42  
(BASIS OF BEARINGS)

MILITARY TRAIL - STATE ROAD 809

PBC BRASS DISK MONUMENT  
SE CORNER SECTION  
14-46-42  
N: 771660.299  
E: 943273.324

SHEET 2 OF 2



**TABLULAR DATA**

LOT 1	=	24,116 SQUARE FEET OR 0.554 ACRES
LOT 2	=	27,366 SQUARE FEET OR 0.628 ACRES
TOTAL	=	51,482 SQUARE FEET OR 1.182 ACRES

