

MAGNOLIA PLACE DELRAY

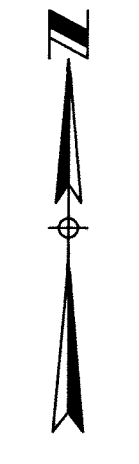
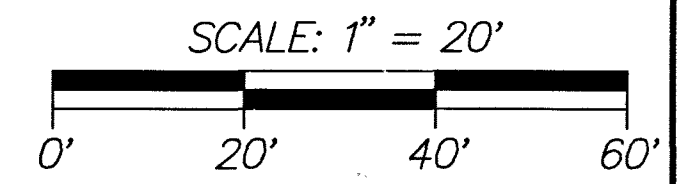
BEING A REPLAT OF THE SOUTH HALF (S.1/2) OF LOT 13 AND ALL OF LOTS 14 THROUGH 19, INCLUSIVE, BLOCK 70 AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70 ORIGINAL TOWN OF LINTON (NOW DELRAY), PLAT BOOK 6, PAGE 17 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

44

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2024
 AND DULY RECORDED IN PLAT
 BOOK _____ ON PAGES
 _____ THROUGH _____

JOSEPH ABRUZZO,
 CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER
 BY: _____
 DEPUTY CLERK



NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE S.W. QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N.1°32'34"W.

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IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.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, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF ENGLE LAND SURVEYING LLC, 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

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 MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

INSTRUMENTS OF RECORD AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.

LEGEND:

- ☉ = CENTERLINE
- P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB8447") UNLESS STATED OTHERWISE
- P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY
- SECTION 16/46/43 = SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
- C.A. = CENTRAL ANGLE
- L.B. = LICENSED BUSINESS
- G.U.E. = GENERAL UTILITY EASEMENT

WEST QUARTER CORNER SECTION 16/46/43 (PREVIOUSLY FOUND PALM BEACH COUNTY BRASS DISK)

2653.84' N.7°32'34"W.
 WEST LINE OF S.W. QUARTER OF SECTION 16/46/43 (BASIS OF BEARING)

S.W. CORNER OF SECTION 16/46/43 (FOUND PALM BEACH COUNTY BRASS DISK)

