

# DELRAY SQUARE I

A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,

THIS INSTRUMENT WAS PREPARED BY  
RONNIE L. FURNISS, PSM  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS – PLANNERS – SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392–1991

"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.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2019 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THRU \_\_\_\_\_  
  
SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 1 OF 4**

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS DELRAY SQUARE I, BEING A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTH RIGHT OF WAY OF STATE ROAD 806 (DELRAY WEST ROAD); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE, N89°20'11"W, A DISTANCE OF 414.59 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N00°39'49"E, A DISTANCE OF 8.94 FEET; THENCE N89°52'11"W, A DISTANCE OF 74.10 FEET; THENCE N89°49'33"W, A DISTANCE OF 113.89 FEET; THENCE N89°46'40"W, A DISTANCE OF 90.55 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N00°00'37"E, A DISTANCE OF 209.70 FEET; THENCE S89°39'49"W TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL, A DISTANCE OF 607.92 FEET; THENCE, ALONG SAID EAST RIGHT-OF-WAY, N00°57'59"W, A DISTANCE OF 53.66 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°47'05"E, A DISTANCE OF 295.56 FEET; THENCE N00°00'53"E, A DISTANCE OF 289.34 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF TRACT 3 OF SAID PLAT OF DELRAY SQUARE II; THENCE, ALONG THE SOUTH LINE OF SAID TRACT 3, N89°46'20"E, A DISTANCE OF 259.25 FEET; THENCE S68°26'53"E, A DISTANCE OF 18.54 FEET; THENCE, ALONG THE EAST LINE OF SAID TRACT 3, N00°13'55"W TO THE NORTHWEST CORNER OF TRACT 2 OF SAID PLAT OF DELRAY SQUARE II, A DISTANCE OF 220.27 FEET; THENCE N89°51'50"E, A DISTANCE OF 76.85 FEET; THENCE N00°13'55"W, A DISTANCE OF 197.67 FEET; THENCE N89°46'05"E, A DISTANCE OF 366.14 FEET; THENCE N00°13'55"W, A DISTANCE OF 20.92 FEET; THENCE N89°46'05"E TO THE NORTHEAST CORNER OF SAID TRACT 2 OF SAID PLAT OF DELRAY SQUARE II, A DISTANCE OF 286.62 FEET, THE LAST FIVE COURSES BEING COINCIDENT WITH SOUTHERLY BOUNDARIES OF SAID TRACT 2 OF SAID PLAT OF DELRAY SQUARE II; THENCE S00°00'37"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 992.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 13 AND THE NORTH RIGHT OF WAY LINE OF A 106 FOOT ROAD WAY KNOWN AS STATE ROAD 806 (DELRAY WEST ROAD) RUN NORTH 00°00'37" EAST, ALONG SAID EAST LINE, 7.00 FEET; THENCE RUN NORTH 89°20'11" WEST, 51.00 FEET; THENCE RUN NORTH 00°39'49" EAST, 71.00 FEET TO THE PLACE OF BEGINNING; THENCE RUN NORTH 89°20'11" WEST, 94.25 FEET; THENCE RUN NORTH 00°00'37" EAST, 90.00 FEET; THENCE RUN SOUTH 89°20'11" EAST, 94.25 FEET; THENCE RUN SOUTH 00°00'37" WEST, 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 786,837 SQUARE FEET/18.0633 ACRES, MORE OR LESS.

## 1. DEVELOPMENT TRACT DEDICATION:

PARCELS 1, 2, 3 AND 4 RESERVED BY TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

## ALONG WITH THE FOLLOWING EASEMENTS:

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

THE WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

IN WITNESS WHEREOF, THE ABOVE NAMED NORTH CAROLINA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

BY:

KENNETH R. BEULEY  
AUTHORIZED MANAGER  
AUTHORIZED MANAGER OF TKC CLXXVIII, LLC

WITNESS: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH R. BEULEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME

## TABULAR DATA

NAME	SQARE FEET	ACRES
PARCEL 1	560,698	12.8719
PARCEL 2	141,030	3.2376
PARCEL 3	47,345	1.0869
PARCEL 4	37,764	0.8669
TOTAL	786,837	18.0633

## MORTGAGEE'S CONSENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

REGIONS BANK, N.A., AN ALABAMA BANKING CORPORATION.

AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: \_\_\_\_\_  
PRINT NAME

BY: \_\_\_\_\_

GREG REYNOLDS  
SENIOR VICE PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME PERSONALLY APPEARED GREG REYNOLDS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF HILLSBOROUGH)

I, LINA J. ATHANASIOU, OF STEWART TITLE GUARANTY COMPANY HEREBY CERTIFY THAT THE COMPANY CONDUCTED THE TITLE SEARCH TO THE HEREON DESCRIBED PROPERTY AND PRODUCED TITLE COMMITMENT NO. \_\_\_\_\_, THAT THE TITLE COMMITMENT SHOWS THAT THE PROPERTY IS VESTED TO TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED ARE SHOWN THEREON.

DATED \_\_\_\_\_

BY: LINA J. ATHANASIOU

TITLE: ASSISTANT VICE PRESIDENT

STEWART TITLE GUARANTY COMPANY

## CITY APPROVALS:

### PLAT OF DELRAY SQUARE I WAS APPROVED ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: \_\_\_\_\_  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

CITY PUBLIC WORKS DIRECTOR

## REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF DELRAY SQUARE III AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1), FLORIDA STATUTES.

DATE: \_\_\_\_\_

JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR, REG. #4409  
STATE OF FLORIDA

AVIROM & ASSOCIATES, INC. LB #3300  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FL 33432

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: \_\_\_\_\_

RONNIE L. FURNISS, PSM  
PROFESSIONAL SURVEYOR AND MAPPER #6272  
STATE OF FLORIDA  
LB #3591  
CAULFIELD AND WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561–392–1991

REVIEWING  
SURVEYOR

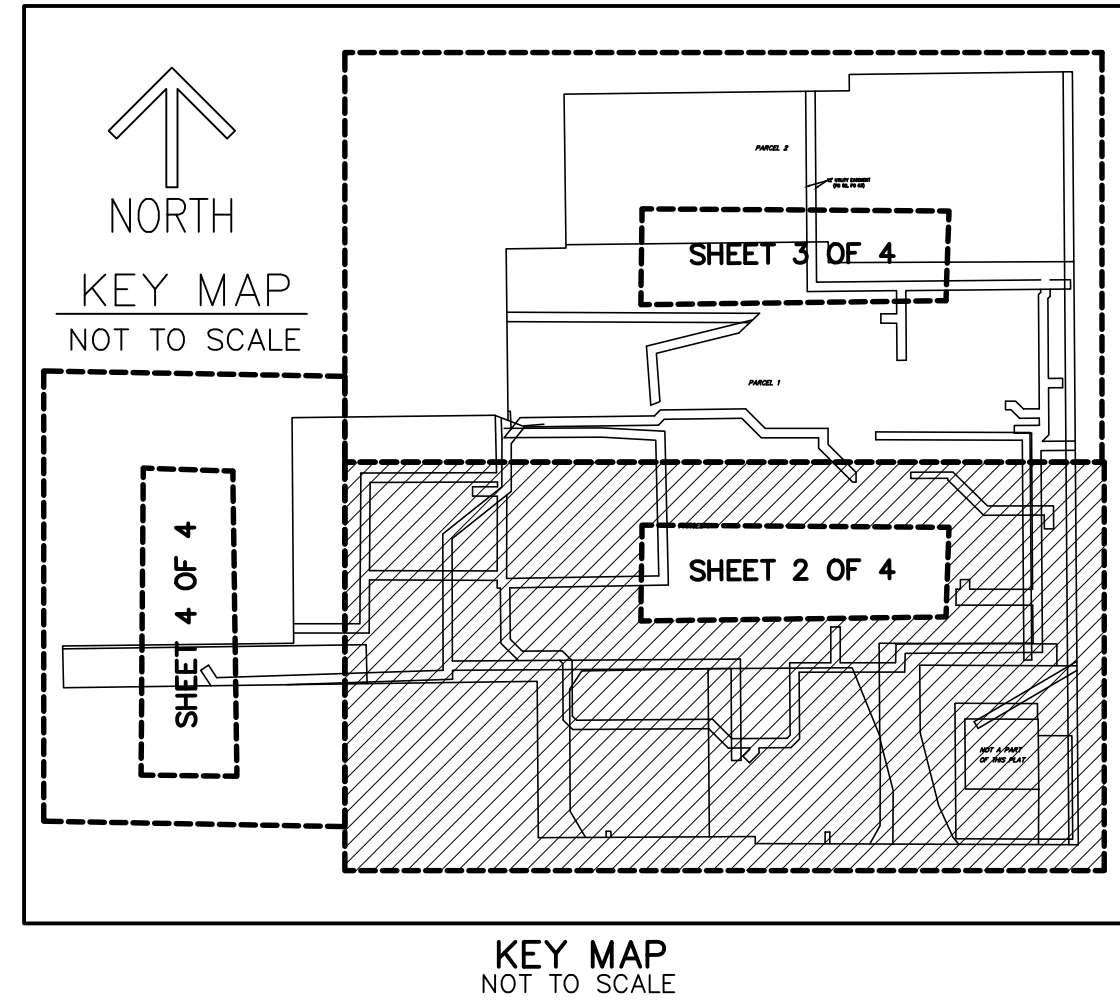
CITY OF DELRAY BEACH

SURVEYOR

THIS INSTRUMENT WAS PREPARED BY  
RONNIE L. FURNISS, PSM  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991

# DELRAY SQUARE I

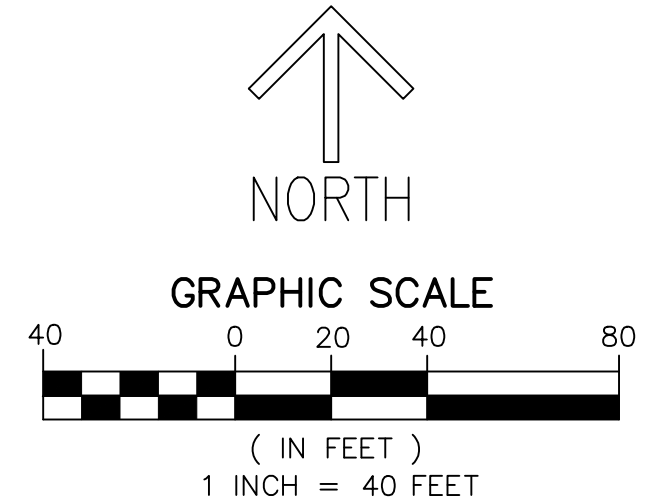
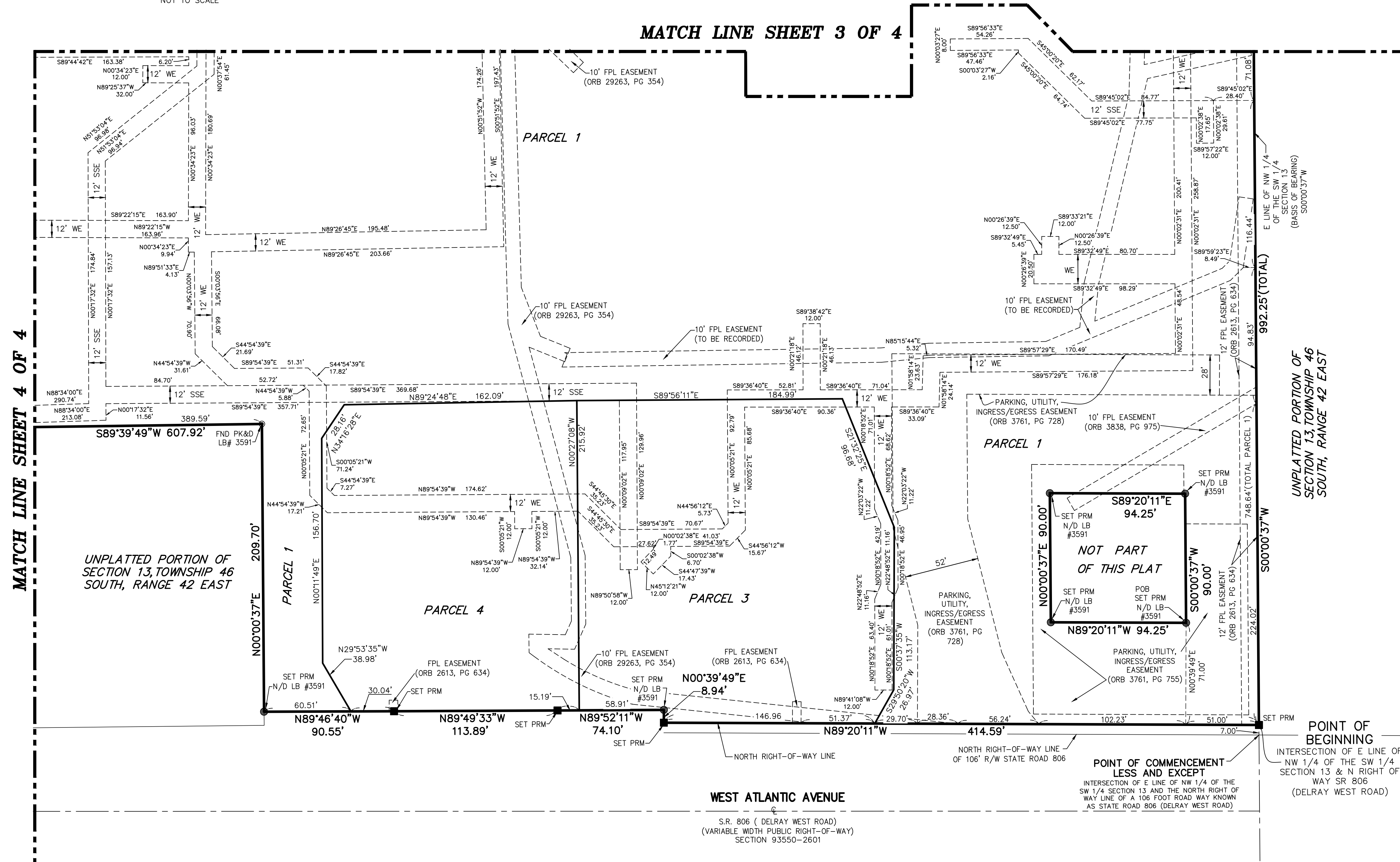
A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,



## TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL 1	560,698	12.8719
PARCEL 2	141,030	3.2376
PARCEL 3	47,345	1.0869
PARCEL 4	37,764	0.8669
TOTAL	786,837	18.0633

SHEET 2 OF 4



## SURVEY NOTES:

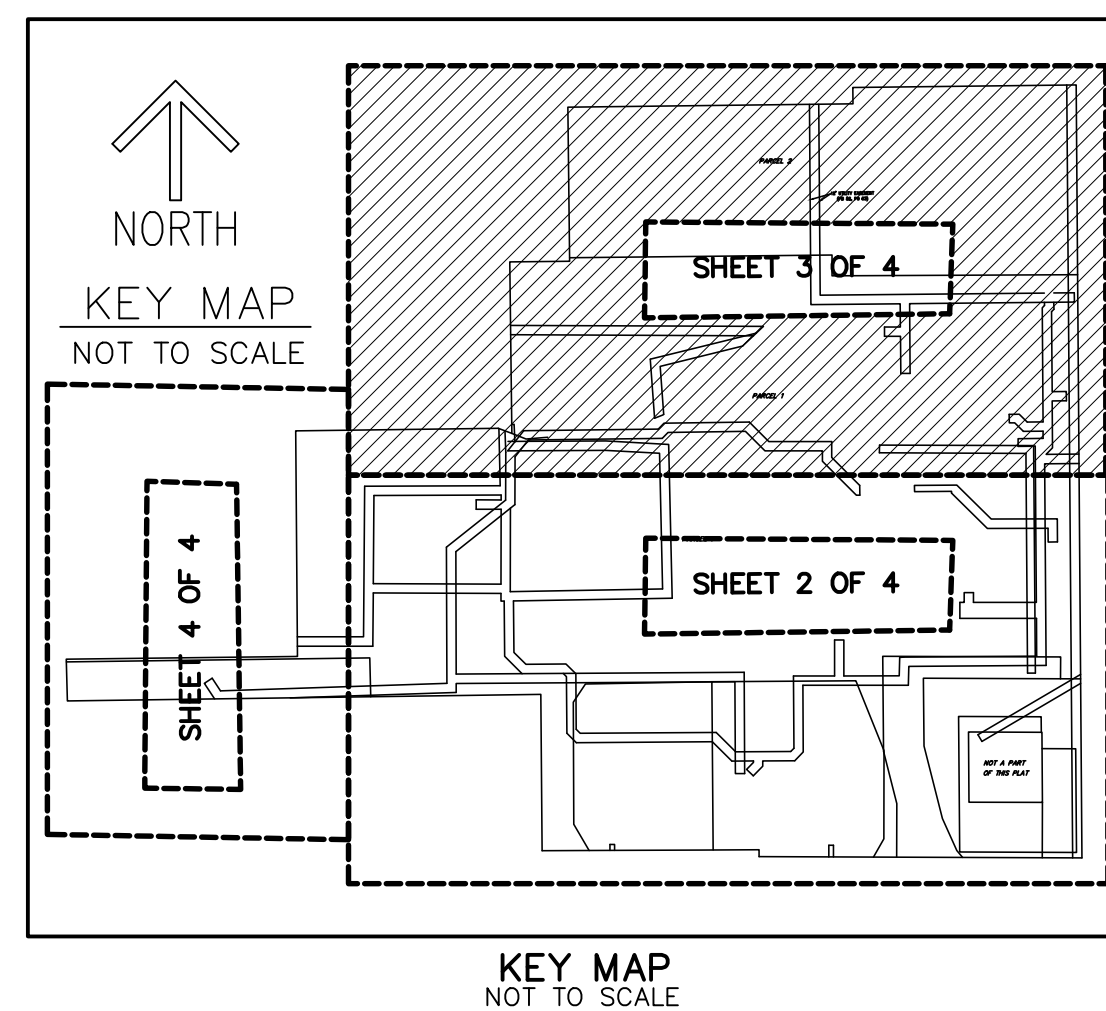
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF NW 1/4 OF THE SW 1/4 SECTION 13, PALM BEACH COUNTY, FLORIDA, ASSUMED TO BEAR S.00°00'37"E.
- PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.  
● PRM - INDICATES SET NAIL/DISK MARKED NO. LB 3591.
- SF - DENOTES SQUARE FEET
- CL - DENOTES CENTERLINE
- ORB - DENOTES OFFICIAL RECORD BOOK
- AC - DENOTES ACRES
- LB - LICENSED BUSINESS
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- DE - DRAINAGE EASEMENT
- N/D - NAIL & SURVEY DISC
- FPL - FLORIDA POWER & LIGHT
- PG - PAGE
- S.R. - STATE ROAD
- PB - PLAT BOOK
- WE - WATER EASEMENT
- SSE - SANITARY SEWER EASEMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT

"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.

A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,

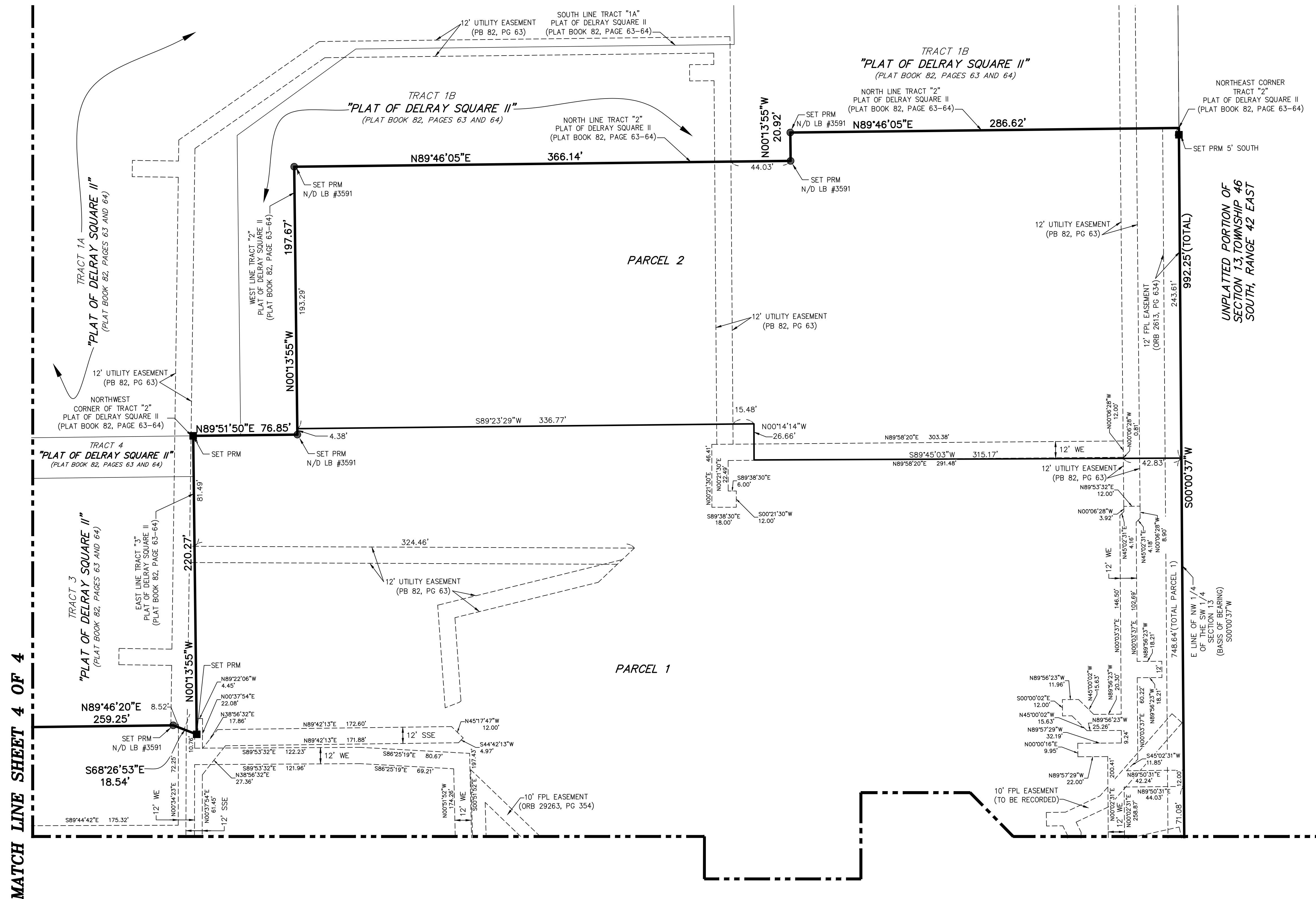
BOCA RATON, FLORIDA 33434 - (561)392-1991

TABULAR DATA		
NAME	SQUARE FEET	ACRES
PARCEL 1	560,698	12.8719
PARCEL 2	141,030	3.2376
PARCEL 3	47,345	1.0869
PARCEL 4	37,764	0.8669
TOTAL	786,837	18.0633



KEY MAP  
NOT TO SCALE

***SHEET 3 OF 4***



**SURVEY NOTES:**

1. 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 THOSE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL AS BE REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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 DRAINAGE EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
4. 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 THE UTILITY COMPANIES OCCUPYING SAME.
5. 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.
6. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
7. DIMENSIONS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF NW 1/4 OF THE SW 1/4 SECTION 13, PALM BEACH COUNTY, FLORIDA, ASSUMED TO BE 5,000'00"37'E.
8. ■ PRM - INDICATES 54" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.  
● PRM-INDICATES SET NAIL/DISK MARKED NO. LB 3591.
9. SF - DENOTES SQUARE FEET
10. ☉ - DENOTES CENTERLINE
11. ORB - DENOTES OFFICIAL RECORD BOOK
12. AC - DENOTES ACRES
13. LB - LICENSED BUSINESS
14. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
15. DE - DRAINAGE EASEMENT
16. N/D - NAIL & SURVEY DISC
17. FPL - FLORIDA POWER & LIGHT
18. PG - PAGE
19. S.R. - STATE ROAD
20. PB - PLAT BOOK
21. WE - WATER EASEMENT
22. SSE - SANITARY SEWER EASEMENT
23. POB - POINT OF BEGINNING
24. POC - POINT OF COMMENCEMENT

"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.

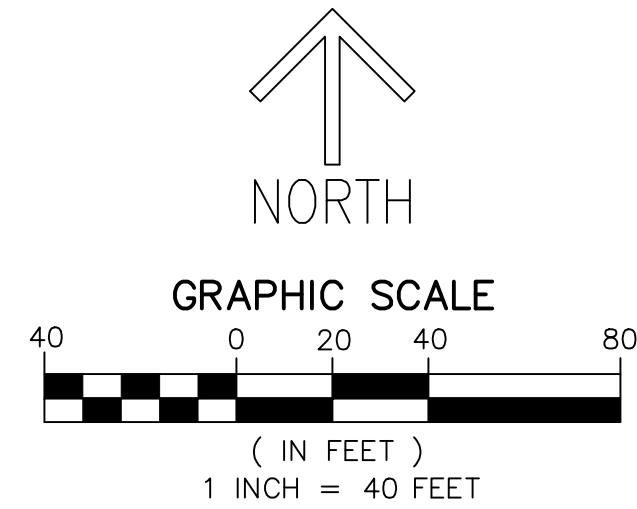
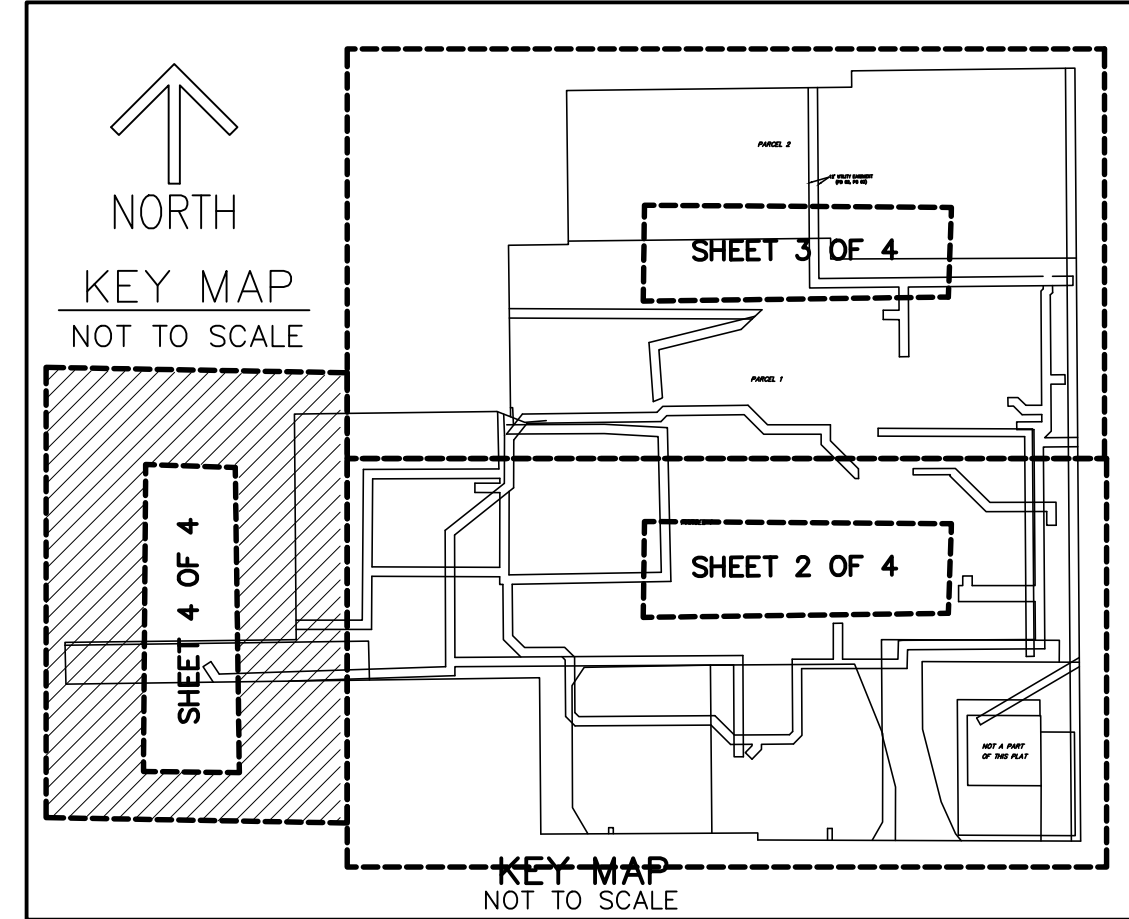
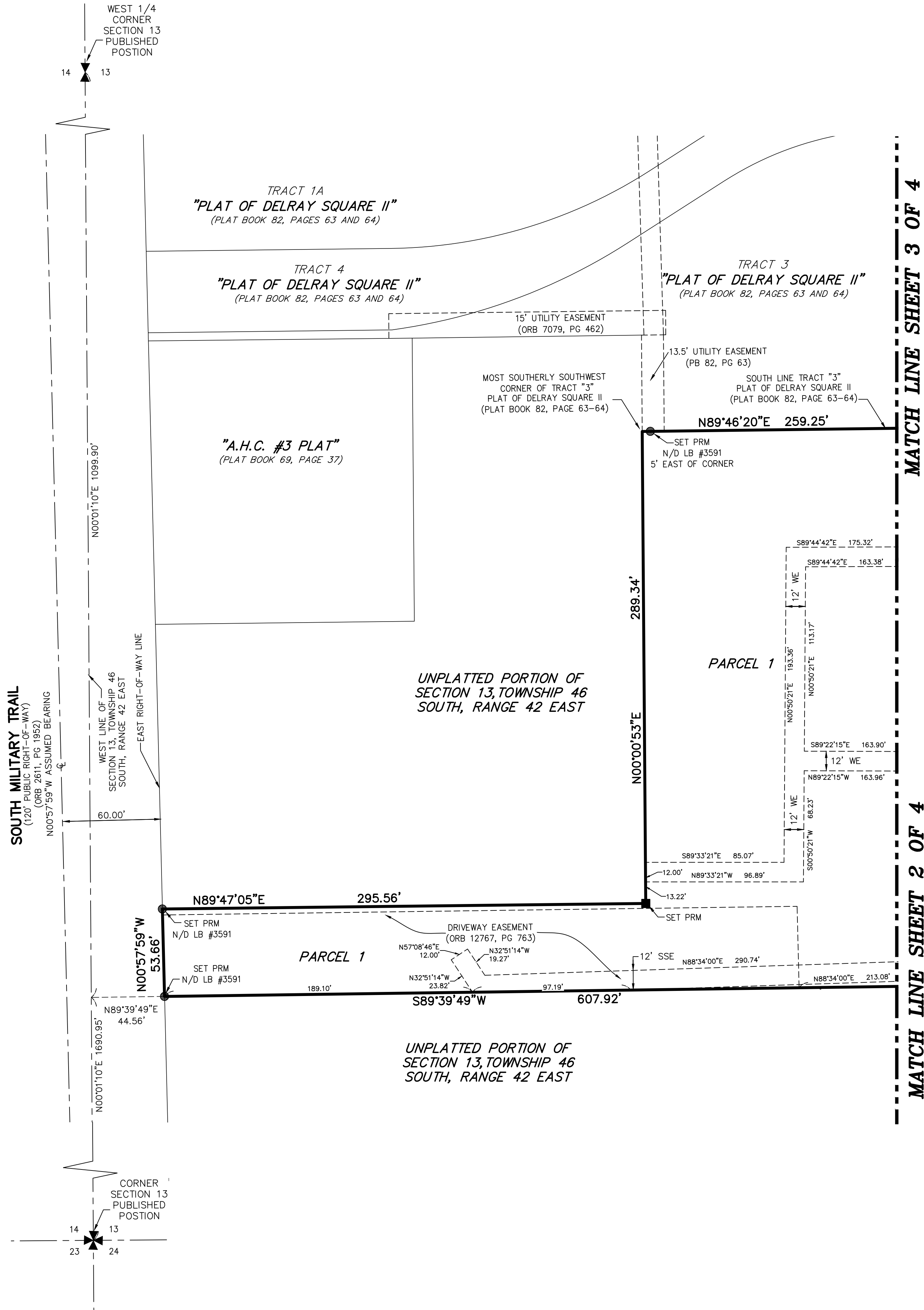
**MATCH LINE SHEET 2 OF 4**



THIS INSTRUMENT WAS PREPARED BY  
RONNIE L. FURNISS, PSM  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS – PLANNERS – SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392-1991

# DELRAY SQUARE I

A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,



- 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.
  - 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE 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.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF NW 1/4 OF THE SW 1/4 SECTION 13, PALM BEACH COUNTY, FLORIDA, ASSUMED TO BEAR S.00°00'37\"E.
  - PRM – INDICATES SET 4\" X 4\" X 24\" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.  
● PRM-INDICATES SET NAIL/DISK MARKED NO. LB 3591.
  - SF – DENOTES SQUARE FEET
  - CL – DENOTES CENTERLINE
  - ORB – DENOTES OFFICIAL RECORD BOOK
  - AC – DENOTES ACRES
  - LB – LICENSED BUSINESS
  - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
  - DE – DRAINAGE EASEMENT
  - N/D – NAIL & SURVEY DISC
  - FPL – FLORIDA POWER & LIGHT
  - PG – PAGE
  - S.R. – STATE ROAD
  - PB – PLAT BOOK
  - WE – WATER EASEMENT
  - SSE – SANITARY SEWER EASEMENT
  - POB – POINT OF BEGINNING
  - POC – POINT OF COMMENCEMENT

## TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL 1	560,698	12.8719
PARCEL 2	141,030	3.2376
PARCEL 3	47,345	1.0869
PARCEL 4	37,764	0.8669
TOTAL	786,837	18.0633

"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.