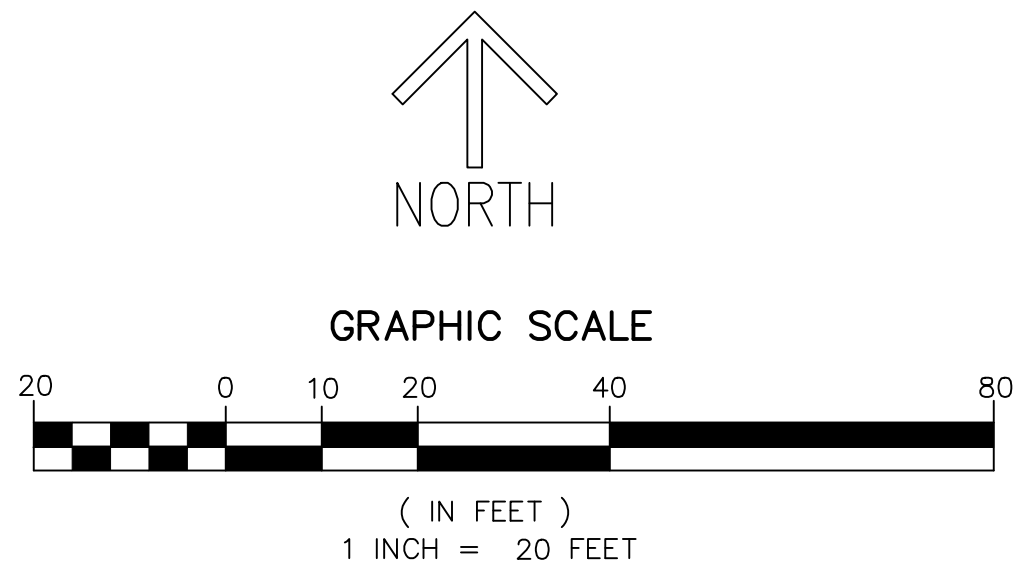




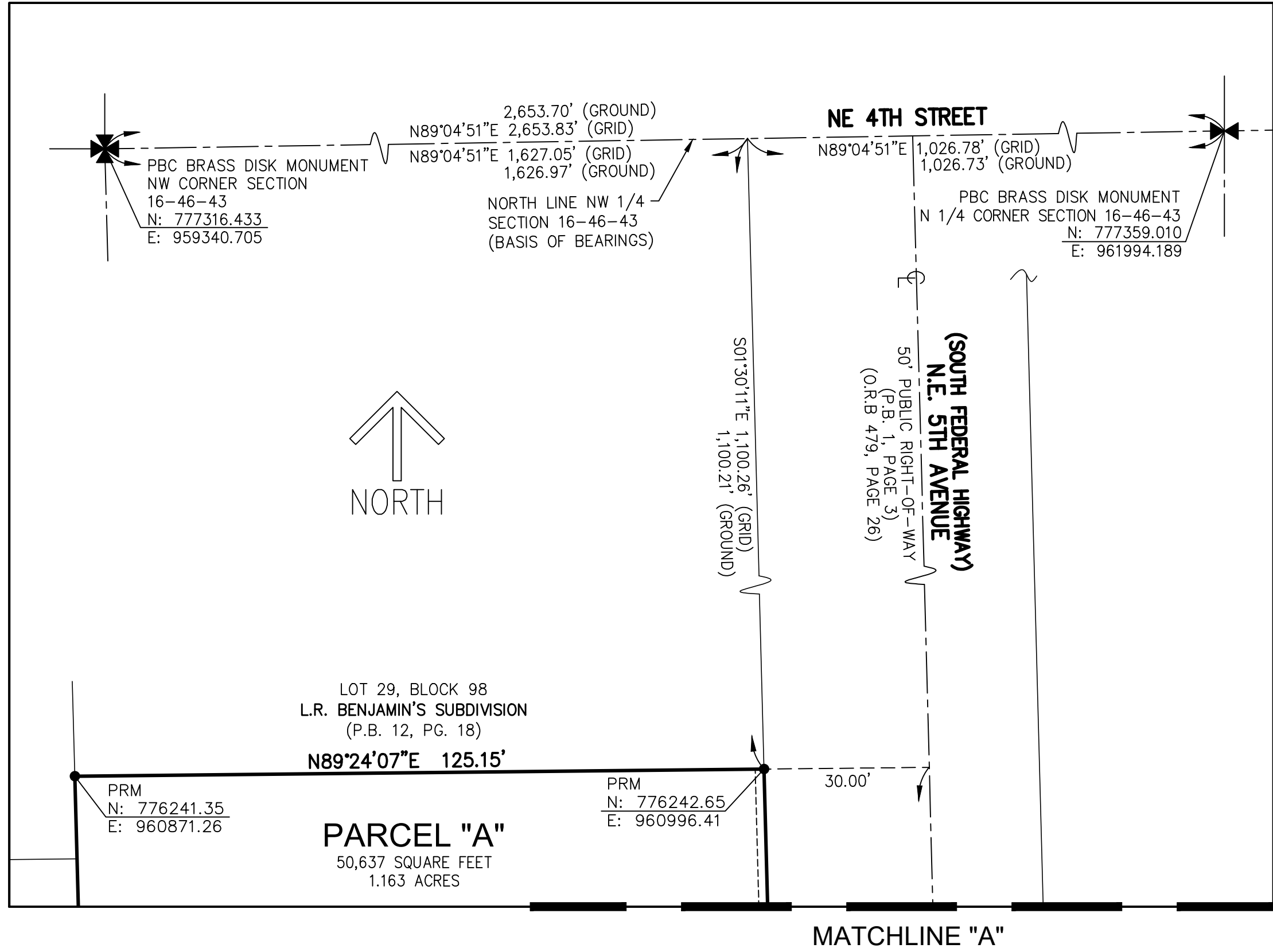
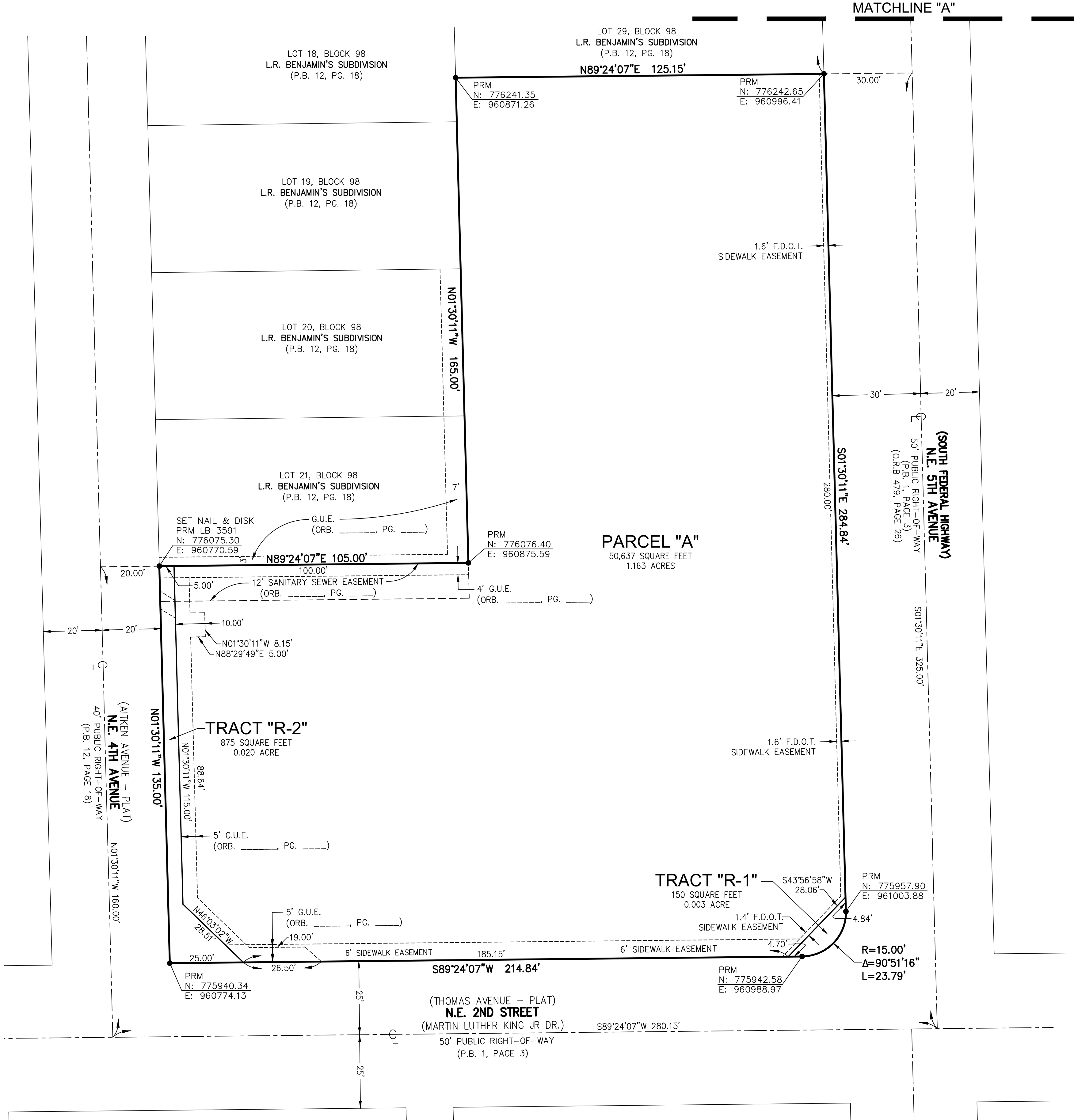
# PHG DELRAY

BEING A REPLAT OF A PORTION OF BLOCK 98, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA) RECORDED IN PLAT BOOK 1, PAGE 3,  
AND A REPLAT OF ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 30, 31, 32 AND 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 18,  
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
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OF  
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SHEET 2 OF 2



**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 = 1.000047492  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N: 777359.010 DENOTES FLORIDA STATE PLANE COORDINATES  
E: 961994.189

**LEGEND/ABBREVIATIONS:**  
R - RADIUS  
Δ - DELTA (CENTRAL ANGLE)  
L - ARC LENGTH  
G.U.E. - GENERAL UTILITY EASEMENT  
F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION  
LB - LICENSED BUSINESS  
ORB. - OFFICIAL RECORDS BOOK  
PBC - PALM BEACH COUNTY  
P.B. - PLAT BOOK  
PG. - PAGE  
CL - CENTERLINE

"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.

**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 THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.  
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.  
3. 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.  
4. 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.  
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.  
6. ● PRM - PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP STAMPED PRM LB 3591, UNLESS OTHERWISE NOTED.  
7. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
8. BEARINGS SHOWN HEREON ARE GRID BASED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEARS NORTH 89°04'51" EAST BASED ON COORDINATES PUBLISHED BY PALM BEACH COUNTY.