



Agenda Item # 8E
January 12, 2016

20 N. Swinton Avenue
Delray Beach, FL 33444

~ CRA BOARD SUMMARY ~

FOURTH & FIFTH DELRAY PLAT (IPIC) – AUTHORIZATION TO SIGN PLAT MYLAR

Background: At its meeting of December 12, 2013, the CRA Board approved the Agreement for Purchase and Sale with Delray Beach Holdings, LLC for the CRA's Fourth and Fifth properties (former Old Library/Chamber of Commerce sites). The development proposal is for the construction of a mixed use building consisting of: 44,979 square-foot iPic Theater (497 seats); 43,880 square feet of Class A office space; 7,487 square feet of retail space; and, a multi-level parking garage with 315 spaces (providing a minimum 90 public spaces). There have been seven (7) amendments to the Purchase and Sale Agreement since its original approval, which primarily related to modifications to the legal description and associated time frames. The most recent amendment occurred on October 20, 2016 when the CRA Board approved the Seventh Amendment to the Agreement for Purchase and Sale with Delray Beach Holdings, LLC to modify Section 1.12 of the Agreement to eliminate the time frame for the Parking Facility Easement Agreement to be negotiated between the Purchaser and the City, and Section 1.17 of the Agreement to extend the Termination Date to January 31, 2017.

At its meeting of January 20, 2016, the Site Plan review and Appearance Board approved the site plan, landscape plan, and building elevations for the project. The Planning and Zoning Board recommended approval of the associated plat on February 22, 2016. On March 15, 2016, the City Commission approved the waiver requests associated with the iPic project as well as the associated plat and landscape maintenance agreement. A condition of approval included a provision that the City is party to the Parking Facility Easement Agreement. On November 1, 2016, the City Commission approved the Tri-Party Agreement between the City, CRA and Delray Beach Holdings, LLC, related to the re-conveyance of the alley to the City if the CRA does not close with Delray Beach Holdings, and the Parking Facility Easement Agreement and Project Covenant between the City and Delray Beach Holdings. At its meeting of November 3, 2016, the CRA Board approved the Tri-Party Agreement between the CRA, City and Delray Beach Holdings, LLC, and approved the Assignment of Right to Repurchase between the CRA and City associated with the Purchase and Sale Agreement between the CRA and Delray Beach Holdings, LLC.

Final Plat: The plat encompasses 1.589 acres and is a re-plat of a portion of Block 101, Town of Linton (now Delray Beach) as recorded in Plat Book 1, Page 3 of the public records of Palm beach County, Florida.

The re-plat includes Parcel "A", reserved to the fee simple owner, which will contain the mixed use building generally consisting of the movie theater, office and commercial space, and parking garage. Parcels, 1, 2 and 3 are dedicated for public street and utility purposes, with General Utility Easements also depicted on the plat for other utilities such as telephone, electric, cable, gas drainage, etc. Additionally, a Mass Transit Easement has also been dedicated, which will accommodate a bus shelter.

In order to complete the terms of the Purchase and Sale Agreement, the property had to be re-platted. As the CRA is currently the owner of the property, the CRA Board Chair is required to sign the plat mylar. Attached is a copy of the plat that has been approved by the City Commission. Subsequent to obtaining all signatures the plat will be recorded.

Recommended Action:

Authorize the CRA Board Chair to execute the Fourth & Fifth Delray Plat mylar.

Submitted By: Jeffrey A. Costello, Executive Director
Attachments: Fourth & Fifth Delray Plat

dlc

FOURTH & FIFTH DELRAY

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THE 16' ALLEY, ALL OF BLOCK 101,
TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JULY 26, 2016

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS THAT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LAND AS SHOWN ON THIS PLAT, FOURTH & FIFTH DELRAY, BEING A RE-PLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THAT 16' ALLEY LYING CONTIGUOUS TO LOTS 7 THROUGH 10 AND LOTS 14 THROUGH 18, ALL OF BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BECH AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N07°32'09"W ALONG THE WEST LINE OF LOTS 17 AND 18 OF SAID BLOCK 101, A DISTANCE OF 108.00 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 10 OF SAID BLOCK 101; THENCE S89°18'30"W ALONG THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 10 AND ITS EASTERLY EXTENSION, 145.00 FEET TO ITS INTERSECTION WITH A LINE 8.17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 101; THENCE N07°32'09"W ALONG SAID PARALLEL LINE, 106.10 FEET; THENCE N07°32'09"W, 2.00 FEET; THENCE N43°35'21"E, 142.33 FEET TO ITS INTERSECTION WITH A LINE 8.17 FEET EAST OF AND PARALLEL WITH THE NORTH LINE OF LOT 7 OF SAID BLOCK 101; THENCE N85°18'50"E, WITH A LINE 8.00 FEET EAST OF AND PARALLEL, 133.00 FEET TO THE WEST LINE OF LOT 14, OF SAID BLOCK 101; THENCE N01°32'09"W, ALONG SAID WEST LINE, 8.00 FEET TO THE NORTH LINE OF SAID LOT 14, BLOCK 101; THENCE S89°18'30"W, ALONG SAID NORTH LINE OF LOT 14, BLOCK 101, A DISTANCE OF 128.12 FEET TO ITS INTERSECTION WITH A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 101; THENCE S01°32'09"W, ALONG SAID PARALLEL LINE, 320.27 FEET TO THE SOUTH LINE OF LOT 18, BLOCK 101; THENCE S89°18'30"W, ALONG SAID SOUTH LINE, 128.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 02.214 SQUARE FEET (1.888 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AS FOURTH & FIFTH DELRAY AND FURTHER DEDICATES AS FOLLOWS:

PARCEL A, AS SHOWN HEREIN, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

PARCELS 1, 2 AND 3, AS SHOWN HEREIN, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

THE GENERAL UTILITY EASEMENT (G.U.E.), AS SHOWN HEREIN, IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

NON-VEHICULAR ACCESS LINE, AS SHOWN HEREIN, IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROMOTING ACCESS BETWEEN ADJACENT LOTS AND THE ADJACENT RIGHT-OF-WAY.

THE MASS TRANSIT EASEMENT (M.T.E.), AS SHOWN HEREIN, IS DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AND A LIGHTING AREA.

IN WITNESS WHEREOF, THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS _____ DAY OF _____ 2017.

WITNESS: _____ BY: REGINALD COOK, CHAIRMAN
PRINT NAME: _____
WITNESS: _____ ATTEST: JOFF COSTELLO, EXECUTIVE DIRECTOR
PRINT NAME: _____

NOTES:

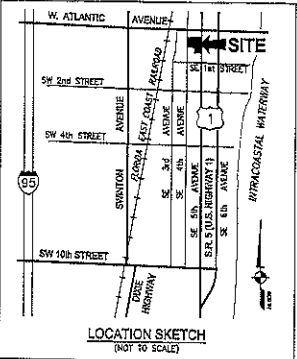
1. IN CASE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WELL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. 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.
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. BEARINGS SHOWN HEREIN ARE RELATIVE TO GRID WITH THE WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N01°22'38"W.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
7. 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.
8. DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
9. ABBREVIATION LEGEND: S = CENTERLINE; F.O.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; G.U.E. = GENERAL UTILITY EASEMENT; L.B. = LICENSED BUSINESS ASSESSOR; M.T.E. = MASS TRANSIT EASEMENT; O.R.A. = OFFICIAL RECORDS BOOK; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.E. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; S.R. = STATE ROAD.
10. D INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x2" CONCRETE MONUMENT WITH A 3" BRASS DISC STAMPED "P.B.C. L.B. 3300" UNLESS OTHERWISE STATED.
11. O INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL & DISC STAMPED "P.R.M. L.B. 3300" UNLESS OTHERWISE STATED.
12. --- INDICATES NON-VEHICULAR ACCESS LINE.

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
90 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2294
NOVEMBER 2015

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____ 20____
and duly recorded in Plat Book
_____ Pages _____ through

SHARON R. BOCK
Clerk and Comptroller
By: _____ D.C.

SHEET 1 OF 2



TITLE CERTIFICATION:

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE HEREIN DESCRIBED PROPERTY IS VESTED IN _____ THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DESCRIBED BY THIS PLAT.

DATED: June 1, 2016
BY: _____
PRINT NAME: _____
ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH

THIS PLAT OF "FOURTH & FIFTH DELRAY", WAS APPROVED ON THE _____ DAY OF _____ A.D. 2017, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: _____ ATTEST: _____
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
BY: _____ DIRECTOR OF PLANNING AND ZONING
BY: _____ CHAIRPERSON, PLANNING AND ZONING BOARD
BY: _____ CITY ENGINEER
BY: _____ CITY OF DELRAY BEACH FIRE MARSHAL

REVIEWING SURVEYOR

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 "FOURTH & FIFTH DELRAY", AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: _____
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
L.B. NO. 3591

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN 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") AND MONUMENTS ACCORDING TO SEC. 177.09(1) P.L.S. HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: _____
MICHAEL D. AVIROM, P.L.S.
FLORIDA REGISTRATION NO. 3288
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

DELAY BEACH COMMUNITY REDEVELOPMENT AGENCY
CITY OF DELRAY BEACH
REVIEWING SURVEYOR
SURVEYOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss
BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL APPLIED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2017.

MY COMMISSION EXPIRES: _____
NOTARY SEAL
NOTARY PUBLIC
(PRINT NUMBER)

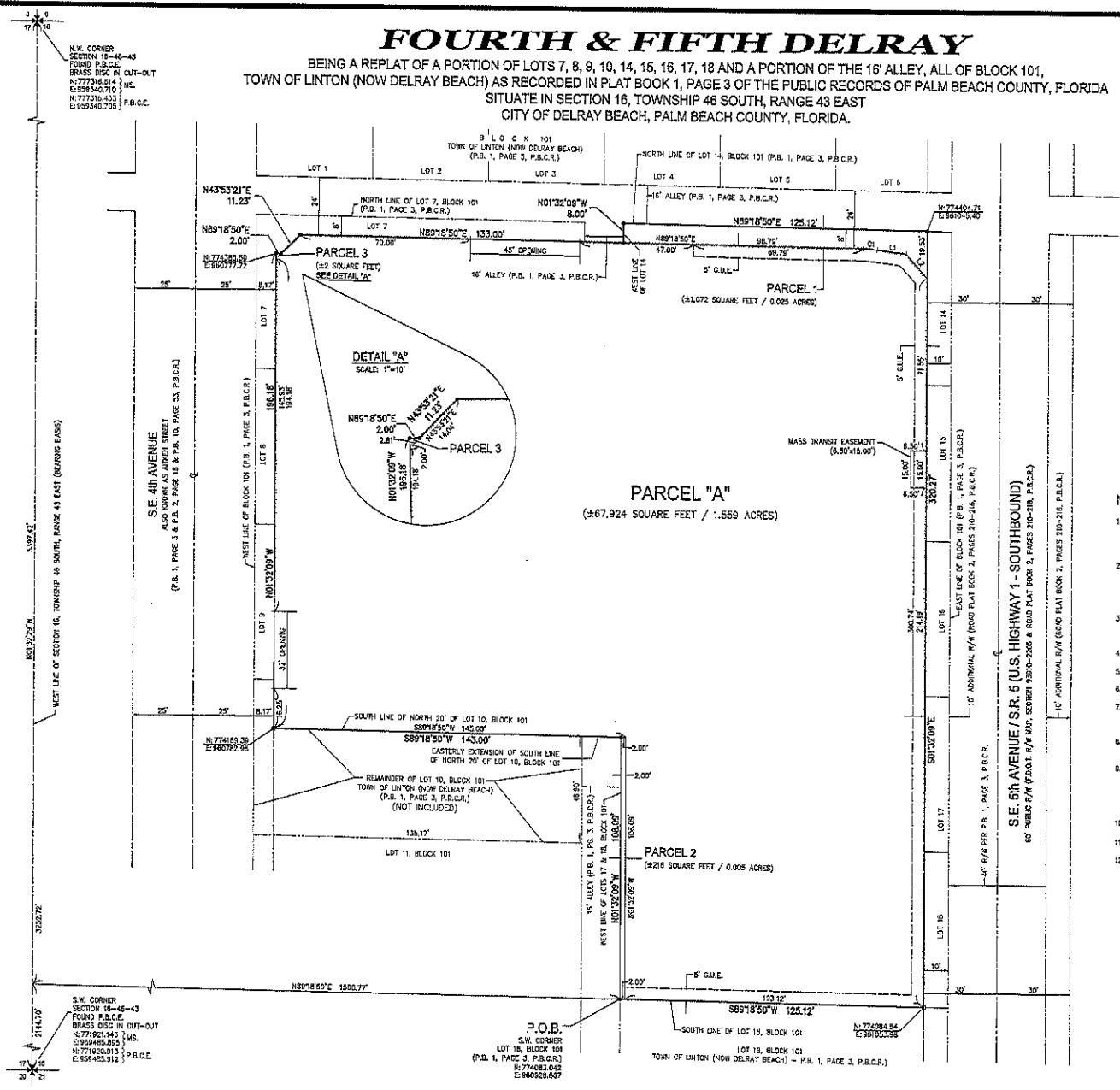
FOURTH & FIFTH DELRAY

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THE 16' ALLEY, ALL OF BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

N.W. CORNER SECTION 16-46-43 FOUND P.B.C.C. BRASS DISC IN CUT-OUT N:777361.814 E:559340.910 N:777316.433 E:559340.709 P.B.C.C.

S.W. CORNER SECTION 16-46-43 FOUND P.B.C.C. BRASS DISC IN CUT-OUT N:771921.145 E:559485.293 N:771920.911 E:559485.912 P.B.C.C.

P.O.B. S.W. CORNER LOT 16, BLOCK 101 (P.B. 1, PAGE 3, P.B.C.C.) N:774083.042 E:560033.647



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
on _____ day of _____ 20____
and duly recorded in Plat Book
_____ Pages _____ through _____

SHARON R. BOCK
Clerk and Comptroller
By _____ D.C.

SHEET 2 OF 2

- CL (R-49.33'
- CL (S-84°05'
- CL (L-5.81'
- L1 (S83°58'00"
- L2 (S42°47'07"

THIS INSTRUMENT WAS PREPARED BY:
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
30 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 391-2294
NOVEMBER 2015

NOTES:

1. NOTES: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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, FLORIDA.
2. 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.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS UNLESS 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 GOVERNING SAME.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO GRID WITH THE WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N01°32'20"W.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
7. 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.
8. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
9. ABBREVIATION LEGEND: G = CENTERLINE; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; G.U.E. = GENERAL UTILITY EASEMENT; L.E. = LICENSED BUSINESS; M.S. = MEASURED; M.T.L. = MASS TRANSIT EASEMENT; O.R.B. = OFFICIAL RECORD BOOK; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.C. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; S.R. = STATE ROAD.
10. II INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH A 3" BRASS DISC STAMPED "P.R.M. LB. 3300" UNLESS OTHERWISE STATED.
11. I INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL & DISC STAMPED "P.R.M. LB. 3300" UNLESS OTHERWISE STATED.
12. --- INDICATES NON-VEHICULAR ACCESS LINE.

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), EPOCH 2010.00)
COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000047872
GRID DISTANCE = GROUND DISTANCE * SCALE FACTOR
THIS WAS MADE TO THE NORTHWEST AND SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.