20120024239

HISTORIC DEPOT SQUARE

BEING A REPLAT OF PART OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALL OF THE PLAT OF MACK INDUSTRIES-DELRAY
PLAT BOOK 43, PAGE 138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, 2011
SHEET 1 Of 3

THIS INSTRUMENT WAS PREPARED BY ERNEST W. DUNCAN IN THE OFFICE OF BASELINE ENGINEERING AND LAND SURVEYING INC.
1400 N.W. 1st COURT, BOCA RATON, FL. 33432 (561) 417-0700

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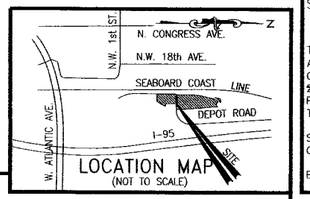
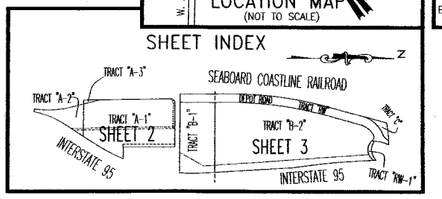
COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 2:32 PM THIS 20 DAY OF JANUARY A.D. 2012 AND DULY RECORDED IN PLAT BOOK 114 ON PAGES 197 THRU 199

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: DC





AREA TABULATIONS

TRACT A-1	= 3.409 ACRES
TRACT A-2	= 0.529 ACRES
TRACT A-3	= 0.026 ACRES
TRACT B-1	= 1.936 ACRES
TRACT B-2	= 6.816 ACRES
TRACT C	= 0.108 ACRE
TRACT RW	= 1.495 ACRES
TRACT RW-1	= 0.046 ACRES
TOTAL	= 14.364 ACRES

DESCRIPTION & DEDICATIONS:
KNOW ALL MEN BY THESE PRESENTS THAT "DEPOT INDUSTRIAL CENTER, LLC", A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "HISTORIC DEPOT SQUARE", BEING A REPLAT OF PART OF SECTION 18, TOWNSHIP 46 S, RANGE 43 E AND ALL OF THE PLAT OF "MACK INDUSTRIES-DELRAY", PLAT BOOK 43, PAGE 138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 18; THENCE N89°09'21"W, A DISTANCE OF 251.13 FEET, ALONG THE NORTH LINE OF SAID SECTION 18; THENCE S14°28'43"W ALONG THE EAST RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A DISTANCE OF 143.88 FEET TO THE POINT OF BEGINNING; THENCE S14°28'43"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 143.60 FEET; THENCE S14°28'43"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 407.32 FEET; THENCE N89°09'21"W A DISTANCE OF 2.13 FEET TO A POINT ON A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2815.00 FEET, AND A DELTA ANGLE OF 07°52'41", RADIAL BEARING THROUGH SAID POINT BEARS S82°59'54"E; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 387.06 FEET TO A POINT OF TANGENCY THENCE S00°52'35"E A DISTANCE OF 288.98 FEET;THENCE S89°56'26"E ALONG THE NORTH RIGHT OF WAY OF NORTHWEST 2ND STREET HAVING A PROPOSED RIGHT OF WAY WIDTH OF 30.00 FEET A DISTANCE OF 458.47 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 95 AS RECORDED IN ORB 2187, PAGE 1256, HAVING AN IRREGULAR RIGHT OF WAY WIDTH; SAID POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1063.92 FEET, A DELTA ANGLE OF 08°39'43"; RADIAL BEARING THROUGH SAID POINT BEARS N85°23'36"W; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 160.85 FEET; THENCE N04°03'20"W ALONG SAID WEST RIGHT OF WAY OF INTERSTATE 95, A DISTANCE OF 506.19 FEET; THENCE N08°04'42"W A DISTANCE OF 94.11 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, HAVING A RADIUS OF 3969.72 FEET, A DELTA ANGLE OF 05°31'47", THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 383.13 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 73.00 FEET A DELTA ANGLE OF 105°17'12", RADIAL BEARING THROUGH SAID POINT BEARS N61°39'17"W; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 134.14 FEET, TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 27°38'45", RADIAL BEARING THROUGH SAID POINT BEARS N86°42'29"E; THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 103.74 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE E-4 CANAL SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET A DELTA ANGLE OF 11°49'20", RADIAL BEARING THROUGH SAID POINT BEARS N12°22'46"W; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 123.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 18 THENCE N89°09'21"W, A DISTANCE OF 251.13 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE S14°28'43"W ALONG THE EAST RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A DISTANCE OF 143.88 FEET; THENCE S14°28'43"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 143.60 FEET; THENCE S14°28'43"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 407.32 FEET; THENCE N89°09'21"W A DISTANCE OF 2.13 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2815.00 FEET, AND A DELTA ANGLE OF 07°52'41", RADIAL BEARING THROUGH SAID POINT BEARS S82°59'54"E; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 387.06 FEET TO A POINT OF TANGENCY; THENCE S00°52'35"E A DISTANCE OF 288.98 FEET; THENCE S89°56'26"E ALONG THE NORTH RIGHT OF WAY OF NORTHWEST 2ND STREET HAVING A PROPOSED RIGHT OF WAY WIDTH OF 30.00 FEET A DISTANCE OF 307.16 FEET; THENCE S00°04'40"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°04'40"E A DISTANCE OF 300.27 FEET; THENCE N88°49'47"E A DISTANCE OF 70.41 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1063.92 FEET, A DELTA ANGLE OF 09°40'54"; RADIAL BEARING THROUGH SAID POINT BEARS N67°05'34"W; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 179.78 FEET TO A POINT OF TANGENCY; THENCE S32°35'19"W ALONG THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE 95 A DISTANCE OF 91.69 FEET; THENCE N89°39'19"W A DISTANCE OF 210.06 FEET; THENCE N00°48'37"W A DISTANCE OF 100.63 FEET, THENCE CONTINUE N00°48'37"W A DISTANCE OF 408.07 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°52'11", THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.65 FEET TO A POINT OF TANGENCY; THENCE S89°56'26"E ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 2ND STREET HAVING A PROPOSED RIGHT OF WAY WIDTH OF 30.00 FEET A DISTANCE OF 254.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF MACK INDUSTRIES-DELRAY AS RECORDED IN PLAT BOOK 43, PAGE 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MACK INDUSTRIES DELRAY-PLAT, SAID CORNER BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 541.40 FEET AND A DELTA ANGLE OF 22°30'03", RADIAL BEARING THROUGH SAID CORNER BEARS N81°25'47"W; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 212.62 FEET TO A POINT OF TANGENCY; THENCE N13°55'52"W A DISTANCE OF 79.15 FEET; THENCE S89°39'19"E, A DISTANCE OF 187.16 FEET; THENCE S32°35'19"W, A DISTANCE OF 106.88 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 632.00 FEET AND A DELTA ANGLE OF 19°29'29"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 215.00 FEET: THENCE N79°12'27"W, A DISTANCE OF 16.25 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE HISTORIC DEPOT SQUARE AND FURTHER DEDICATES AS FOLLOWS:

TRACT "C" IS HEREBY DEDICATED TO THE "HISTORIC DEPOT SQUARE ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS A DRAINAGE TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACTS "RW" AND "RW-1" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

TRACTS "A-1", "A-2", "A-3", "B-1" AND "B-2" AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

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

THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION OF LIFT STATION FACILITIES.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE EASEMENT AS NOTED AND SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO ACCEPT AND ACCOMMODATE DRAINAGE FROM I-95. THE MAINTENANCE AND REPAIR OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HISTORIC DEPOT SQUARE ASSOCIATION, INC, A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. IN THE EVENT, HOWEVER, OWNERS FAIL TO PROPERLY MAINTAIN OR REPAIR THE DRAINAGE FACILITIES, THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IS GIVEN THE RIGHT TO ACCESS SAID PROPERTY TO MAINTAIN OR REPAIR SAID FACILITIES.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN, AS WELL AS DRAINAGE FACILITIES LOCATED WITHIN TRACTS RW & RW-1, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HISTORIC DEPOT SQUARE ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF December 2011.

WITNESS: Catherine Inglese
PRINT
WITNESS: Catherine Inglese
PRINT

DEPOT INDUSTRIAL CENTER, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: THOMAS S. HEAD
PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS S. HEAD WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ _____ ~~AS IDENTIFICATION AND~~ WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DEPOT INDUSTRIAL CENTER, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT 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 SEAL THIS 22nd DAY OF December A.D. 2011.
MY COMMISSION EXPIRES: 2/6/2012
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Joanna M Weaver
COMMISSION NO: DD 750089

ACCEPTANCE:
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

THE "HISTORIC DEPOT SQUARE ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF December 2011.

HISTORIC DEPOT SQUARE ASSOCIATION, INC
A FLORIDA NON-PROFIT CORPORATION
BY: THOMAS S. HEAD
PRESIDENT

0012-145

ACKNOWLEDGEMENT:
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS S. HEAD WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ _____ ~~AS IDENTIFICATION AND~~ WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HISTORIC DEPOT SQUARE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT 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 SEAL THIS 22nd DAY OF December A.D. 2011.
MY COMMISSION EXPIRES: 2/6/2012
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Joanna M Weaver
COMMISSION NO: DD 750089

TITLE CERTIFICATION:
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I, MICHAEL M. LISTICK, ESQ. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DEPOT INDUSTRIAL CENTER, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON. THAT THERE ARE MORTGAGES OF RECORD AS SHOWN BELOW; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: Jan 19, 2012
MICHAEL M. LISTICK
ATTORNEY STATE OF FLORIDA

MORTGAGEE'S CONSENT:
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

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 RECORD BOOKS 18477 PAGE 1530 AS MODIFIED IN BOOK 21169, PAGE 1502, AND FURTHER MODIFIED IN BOOK 23332 PAGE 0419 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2011.

WITNESS:
PRINT NAME: Guillermo Felipe Parra
WITNESS:
PRINT NAME: Laura Rosenzweig

FIRST UNITED BANK
BY: S.V.P
NAME: JULITA HOWARD
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT OF MORTGAGEE:
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JULITA HOWARD WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.P OF FIRST UNITED BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE OR SHE 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 SEAL THIS 15th DAY OF December A.D. 2011.
MY COMMISSION EXPIRES: Oct. 11, 2013
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Belinda R. Stephens
COMMISSION NO.:

CITY APPROVAL:
THIS PLAT OF HISTORIC DEPOT SQUARE WAS APPROVED ON THIS 2nd DAY OF August A.D. 2011 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

ATTEST:
MAYOR:
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

DIRECTOR OF PLANNING AND ZONING
CHAIRPERSON, PLANNING AND ZONING BOARD
CITY ENGINEER
DIRECTOR OF ENVIRONMENTAL SERVICES
FIRE MARSHAL
DIRECTOR OF PARKS AND RECREATION

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST. (REFERENCE BEARING OF N89 09'21"W - ASSUMED)
2. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. 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.
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. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION, WITH THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. SET PERMANENT REFERENCE MONUMENT (EXAMPLE: NORTHING 777026.49, EASTING 953934.15). LINEAR UNITS ARE U.S. SURVEY FEET. 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.
6. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, THE SCALE FACTOR USED IS 1.0000041036; GROUND DISTANCE MULTIPLIED BY THE SCALE FACTOR= GRID DISTANCE. ROTATION=00°00'33" CLOCKWISE PLAT TO GRID.
7. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE 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.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
9. 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.
10. LANDSCAPING AND MAINTENANCE RESPONSIBILITIES ARE HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

REVIEWING SURVEYORS STATEMENT:

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 HISTORIC DEPOT SQUARE AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUES.

DATE: 12-28-2011
KEITH M. CHEATHAM, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5328

SURVEYORS 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) AND MONUMENTS ACCORDING TO SECTION 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 9-15-11
PROFESSIONAL SURVEYOR AND MAPPER
ERNEST W. DUNCAN SURVEYOR AND MAPPER NO. 5182
BASELINE ENGINEERING AND LAND SURVEYING
1400 N.W. 1st COURT, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NO. 6439

DEPOT INDUSTRIAL CENTER, LLC SEAL
CITY OF DELRAY BEACH SEAL
SURVEYOR SEAL
REVIEWING SURVEYOR SEAL
FIRST UNITED BANK SEAL