

DELL GROVE

BEING A REPLAT OF LOT 20 AND LOT 21, BLOCK 5
MAP OF DELL PARK, PLAT BOOK 8, PAGE 56
ALL LYING IN SECTION 9, TOWNSHIP 46 S, RANGE 43 E
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 1
SEPTEMBER 2013

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIRST EQUITY PROPERTIES, LLC., A GEORGIA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN THE N.W. 1/4 OF SECTION 9, TOWNSHIP OF 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOT 20 AND LOT 21, BLOCK 5, MAP OF DELL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 14,000 SQUARE FEET OR 0.32 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE PLAT OF DELL GROVE AND FURTHER DEDICATED AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE NON-VEHICULAR ACCESS LINE IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT RIGHT-OF-WAY.
- GENERAL UTILITY EASEMENTS ARE 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY 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 10th DAY OF September 2013.

WITNESS: Ronald Rosenberg FIRST EQUITY PROPERTIES, LLC.
 PRINT NAME: Ronald Rosenberg BY: Laike Mohammed
 WITNESS: Ferdinand De Rubeis LAIKE MOHAMMED
 PRINT NAME: Ferdinand De Rubeis (MANAGER)

ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF PALM BEACH,
BEFORE ME PERSONALLY APPEARED LAIKE MOHAMMED WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED La. Lic. # 93052053 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FIRST EQUITY PROPERTIES LLC., A LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE LIMITED LIABILITY COMPANY SEAL OF SAID COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF September 2013.

BY: Bob A. Smechert
 PRINT NAME: Bob A. Smechert
 NOTARY PUBLIC
 Commission No: EE106530
 MY COMMISSION EXPIRES: 9/15/15

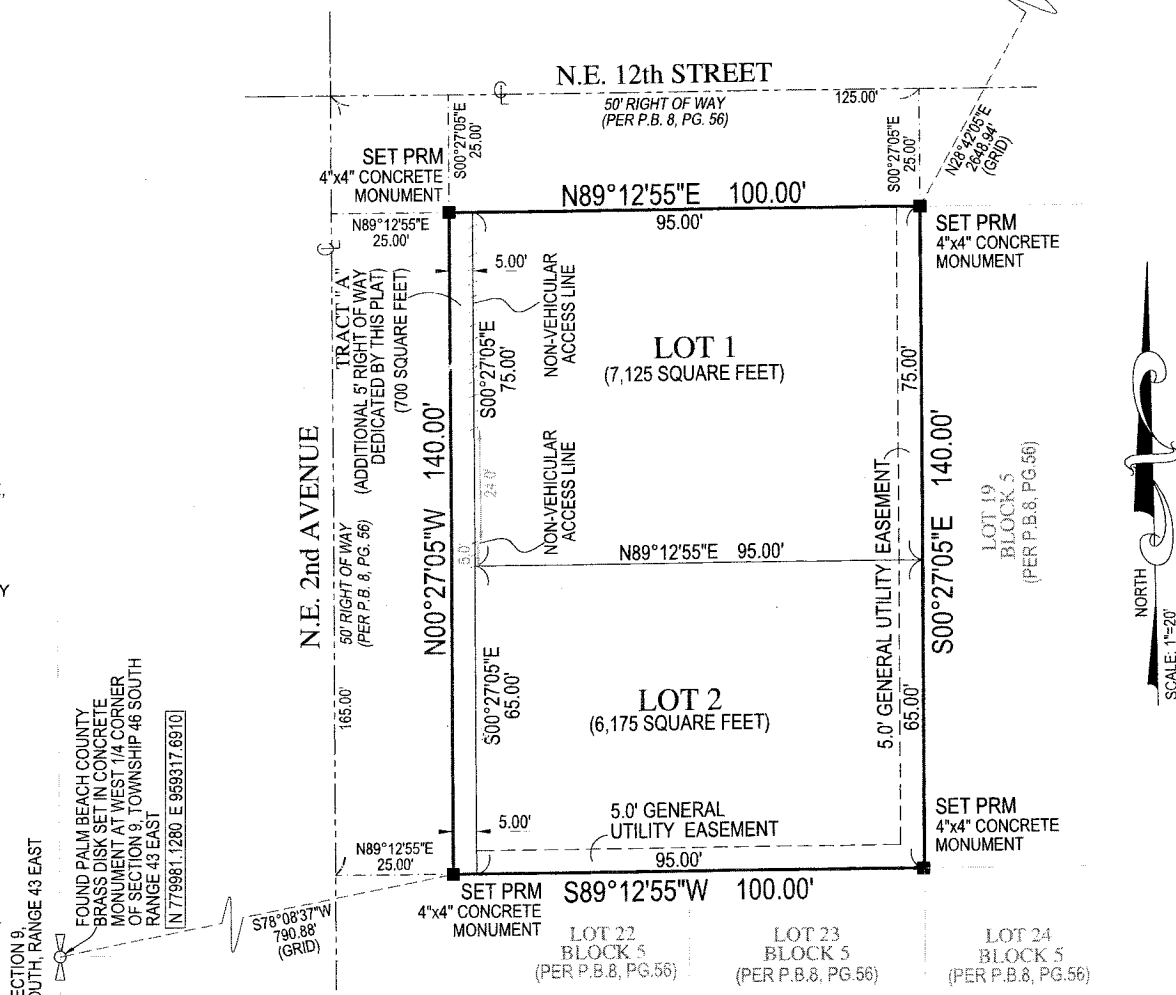
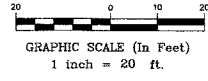
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, IMPERIAL TITLE, LLC, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FIRST EQUITY PROPERTIES LLC., A LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 9/10/13 BY: Robert M. Russo
 PRINT NAME: Robert M. Russo
 TITLE: Managing Director

LEGEND:

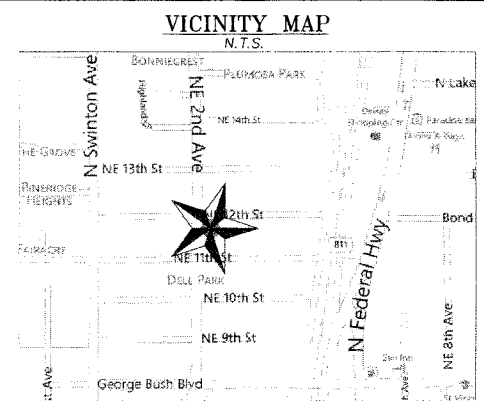
- CL = CENTER LINE
- CM = CONCRETE MONUMENT
- E = EAST
- EL = ELEVATION
- FT = FOOT/FEET
- LB = LICENSE BUSINESS
- N = NORTH
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PS = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- SET CONCRETE MONUMENT WITH BRASS DISK STAMPED LB7463
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- RM = REFERENCE MONUMENT
- S = SOUTH
- W = WEST
- A. COORDINATES SHOWN ARE GRID DATUM: NAD 83, 1990 ADJUSTMENT
- B. ZONE: FLORIDA EAST
- C. LINEAR UNIT: US SURVEY FOOT
- D. COORDINATE SYSTEM 1983 STATE PLAN TRANSVERSE MERCATOR PROJECTION
- E. ALL DISTANCE ARE GROUND
- F. SCALE FACTOR = 1.0000072
- G. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- H. BEARING ROTATION EQUATION:
- I. N00°29'41"W (GRID BEARING) 00°00'05" COUNTER CLOCKWISE BEARING ROTATION (GROUND TO GRID)



WEST LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 N00°29'41"W 2664.79' (GRID)
 FOUND PALM BEACH COUNTY BRASS DISK SET IN CONCRETE MONUMENT AT WEST 1/4 CORNER OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 N 77°59'81.1280" E 959317.6910

FOUND PALM BEACH COUNTY BRASS DISK SET IN CONCRETE MONUMENT AT SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 N 77°31'6.4330" E 959340.7050

NOTES:
 A. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 9, HAVING A GRID BEARING OF N00°29'41"W
 B. 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.
 C. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
 D. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACES 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 ORDINANCE OF THE CITY OF DELRAY BEACH.
 E. 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.



COUNTY OF PALM BEACH
STATE OF FLORIDA
 THIS INSTRUMENT WAS FILED FOR RECORD AT 11:56 AM THIS 19 DAY OF September 2013 AND DULY RECORDED IN PLAT BOOK NO. 117 ON PAGE 40
 SHARON R. BOCK, CLERK AND COMPTROLLER
 BY: Carol Coloyan, D.C.

THIS PLAT OF DELL GROVE AS APPROVED ON THE 10th DAY OF August, A.D. 2013 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
 MAYOR: [Signature]
 ATTEST: Donald D. Rubin CITY CLERK

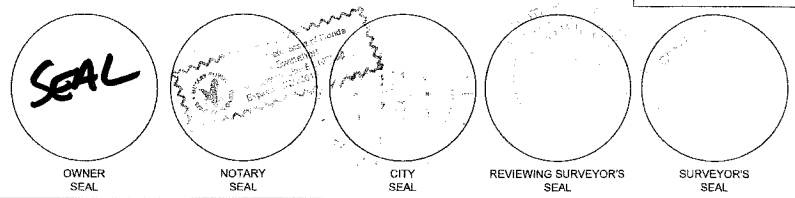
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Doolin DIRECTOR OF PLANNING & ZONING
Ronald H. Kuykendall CITY ENGINEER

PREPARING SURVEYOR'S STATEMENTS
 THIS INSTRUMENT WAS PREPARED BY CLYDE O. MCNEAL, LOCATED AT 6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407.

REVIEWING SURVEYORS APPROVAL
 THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES.
 REVIEWING SURVEYOR DAVID P. LINDLEY DATE 9-11-13
 LICENSE NO. 5005 STATE OF FLORIDA

SURVEYOR & MAPPER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL 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. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTED, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 CLYDE O. MCNEAL
 FLORIDA LICENSED SURVEYOR AND MAPPER
 PROFESSIONAL SURVEYOR AND MAPPER #2883
 DATE: 9/10/13

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 THIS PLAT.



6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE: (561) 640-4800
 FACSIMILE: (561) 640-0578
COMPASS SURVEYING
 WWW.COMPASSSURVEYING.NET
 JOB# C-12170 LB #7463