



COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 3:35 PM

THIS 24 DAY OF September

2013, AND DULY RECORDED IN PLAT BOOK NO.

117 ON PAGE 55-59

SHARON R. BODD, CLERK AND COMPTROLLER

BY Carol Pickman, DC

DELRAY PLACE

BEING A REPLAT OF A PORTION OF OLD HARBOR OFFICE AND BANK FACILITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 61 (P.R.P.B.CO.) AND ALL OF OLD HARBOR OFFICE AND BANK FACILITY II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 62 (P.R.P.B.CO.) BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MAY 2013
SHEET 1 OF 5

00012-171

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 (PIKMS) 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, FLORIDA.

DATE 8/28/13

Paul D. Engle
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SUTER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

REVIEWING SURVEYOR'S 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 "DELRAY PLACE" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 8/28/13

David P. Lindley
DAVID P. LINDLEY, P.L.S.
LICENSE NO. 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
CERTIFICATE OF AUTHORIZATION #LB 3591

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PLAT BOOK 42, PAGE 62 HAVING AN ASSUMED BEARING OF S89°50'37"W.

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, FLORIDA.

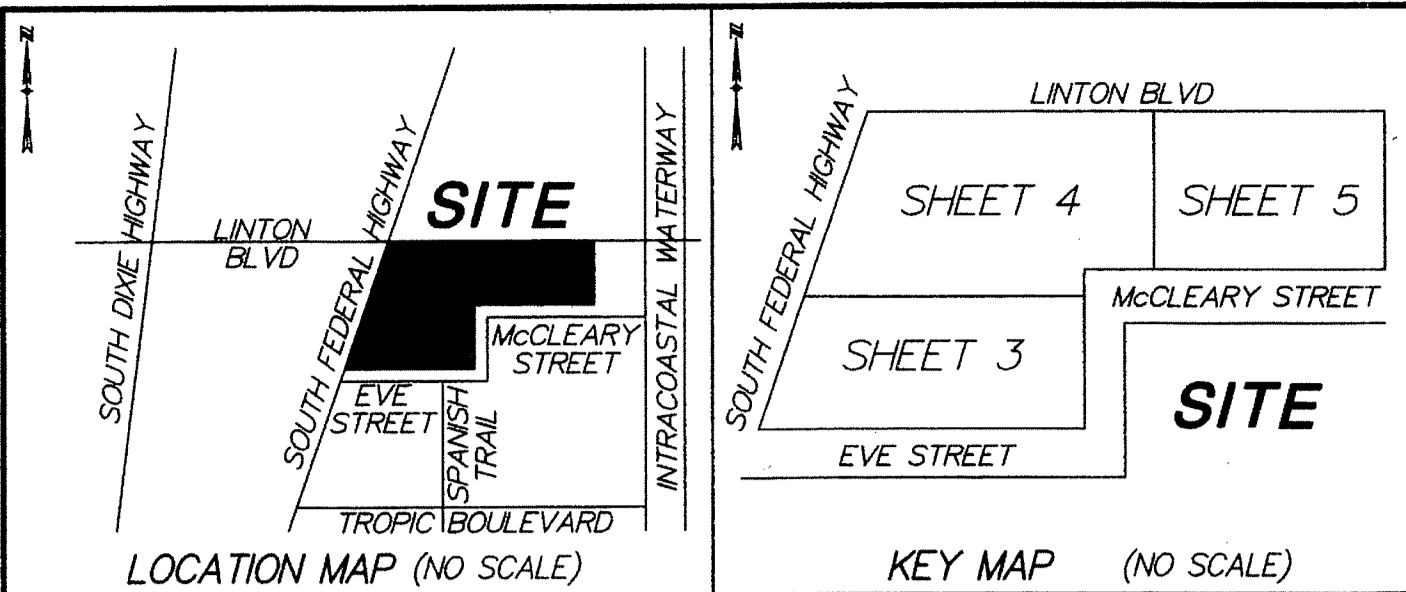
THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN AS THUS: ○

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF OLD HARBOR OFFICE AND BANK FACILITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 61 (P.R.P.B.CO.) AND ALL OF OLD HARBOR OFFICE AND BANK FACILITY II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 62 (P.R.P.B.CO.), BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "DELRAY PLACE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

ALL OF OLD HARBOR OFFICE AND BANK FACILITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 61, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THAT PARCEL OF LAND DESCRIBED AS PARCEL 103 IN THAT ORDER OF TAKING ON PALM BEACH COUNTY PETITION FILED IN PALM BEACH COUNTY CIRCUIT COURT UNDER CASE NO. CL99-229AN AND RECORDED MARCH 30, 1999 IN OFFICIAL RECORDS BOOK 11016, PAGE 226, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE PLAT OF OLD HARBOR OFFICE AND BANK FACILITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT; THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 25.00 FEET; THENCE SOUTH 57 DEGREES 26 MINUTES 46 SECONDS WEST, A DISTANCE OF 42.24 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID PLAT AND ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHERE THE RADIAL LINE BEARS SOUTH 65 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID WESTERLY BOUNDARY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 1850.08 FEET AND A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 27 SECONDS, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

ALL OF OLD HARBOR OFFICE AND BANK FACILITY II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.95 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY PLACE AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

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 GENERAL UTILITY EASEMENT AS SHOWN HEREON 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.

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.

ALL DRAINAGE EASEMENTS (D.E.) SHOWN HEREON ARE DEDICATED TO DELRAY PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH CORPORATE AUTHORITY THIS 10th DAY OF September, 2013.

DELRAY PLACE LLC,
A FLORIDA LIMITED
LIABILITY COMPANY

BY: DELRAY PLACE MANAGER, INC.,
A FLORIDA CORPORATION
MANAGING MEMBER

BY: *Joe Carosella*
JOE CAROSELLA
PRESIDENT

WITNESS: *Louis Carosella*
PRINT NAME: LOUIS CAROSELLA

WITNESS: *Karen E. Davis*
PRINT NAME: KAREN E. DAVIS

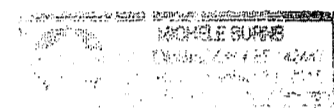
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOE CAROSELLA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DELRAY PLACE MANAGER, INC., A FLORIDA CORPORATION MANAGING MEMBER OF DELRAY PLACE LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 10th DAY OF September, 2013.

MY COMMISSION EXPIRES: 10/30/2015



Michele Burns
NOTARY PUBLIC
NAME: Michele Burns
COMMISSION NO.: EE 142447

CITY APPROVAL:

THIS PLAT OF "DELRAY PLACE" AS APPROVED ON THIS 6th DAY OF August, A.D. 2013, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Greg Sticht
MAYOR

ATTEST: *Charles D. Nubin*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Jorling
DIRECTOR OF PLANNING AND ZONING

Ronald K. King
CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BRIAN L. LIPSHY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DELRAY PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 DEPICTED BY THIS PLAT.

DATE: 9-10-13

Brian L. Lipshy
BRIAN L. LIPSHY
ATTORNEY STATE OF FLORIDA

