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THIS INSTRUMENT PREPARED BY: PILLAR CONSULTANTS, INC. Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting 5230 S. University Drive - Suite 104 Davie, Florida 33328 JOB #12010A JUNE, 2013

SOFA DELRAY ONE

A REPLAT OF LOTS 1, 2, 3, 4 AND THE NORTH 5.2 FEET OF LOT 5, BLOCK 94, TOWN OF LINTON (NOW DELRAY BEACH) (P.B. 1, PG. 3, P.B.C.R.), TOGETHER WITH LOT 5, LESS THE NORTH 5.20 FEET THEREOF, TOGETHER WITH LOTS 6 AND 7, LESS THE SOUTH 37.40 FEET THEREOF, BLOCK 94, TOWN OF LINTON (NOW DELRAY BEACH) (P.B. 1, PG. 3, P.B.C.R.), LESS A 5.00 FOOT STRIP OF RIGHT-OF-WAY LYING ALONG THE WEST LINE OF LOTS 5, 6 & 7, LESS THE NORTH 5.20 FEET OF LOT 5 AND THE SOUTH 37.40 FEET OF LOT 7 THEREOF, BLOCK 94, TOWN OF LINTON (NOW DELRAY BEACH) (P.B. 1, PG. 3, P.B.C.R.), TOGETHER WITH LOTS 8, 9, 10, AND THE SOUTH 37.40 FEET OF LOT 7 THEREOF, BLOCK 94, TOWN OF LINTON (NOW DELRAY BEACH) (P.B. 1, PG. 3, P.B.C.R.) LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS: THAT RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

LOTS 1, 2, 3, 4 AND THE NORTH 5.2 FEET OF LOT 5, BLOCK 94, MAP OF THE TOWN OF LINTON, FLORIDA (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B

LOT 5, LESS THE NORTH 5.20 FEET THEREOF TOGETHER WITH LOTS 6 AND 7, LESS THE SOUTH 37.4 FEET THEREOF, BLOCK 94, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION THEREOF CONVEYED BY RIGHT-OF-WAY DEED, RECORDED APRIL 10, 2000, IN OFFICIAL RECORDS BOOK 11707, PAGE 739 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THE WEST 5.00 FEET OF LOT 5, LESS THE NORTH 5.20 FEET THEREOF, TOGETHER WITH THE WEST 5.00 FEET OF LOTS 6 AND 7, LESS THE SOUTH 37.4 FEET THEREOF, BLOCK 94, MAP OF THE TOWN OF LINTON, FLORIDA (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C

LOTS 8, 9, 10 AND THE SOUTH 37.4 FEET OF LOT 7, BLOCK 94, MAP OF THE TOWN OF LINTON, FLORIDA (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 81,905.91 SQUARE FEET (1.88 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE 'SOFA DELRAY ONE' PLAT, AND FURTHER DEDICATES AS FOLLOWS:

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

TRACT "B" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

TRACT "C" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

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.

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

GENERAL UTILITY EASEMENT (G.U.E.) SHOWN HEREON, IS DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, ELECTRIC POWER, GAS SERVICE OR TELEPHONE LINES AND CABLE TELEVISION. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY, MAINTENANCE AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS.

IN WITNESS WHEREOF, THE ABOVE NAMED RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED

BY ITS Vice President THIS 5TH DAY OF MARCH, 2014.

WITNESS: Steve Patterson RD Delray LLC President

ATTEST: Dori Maw Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

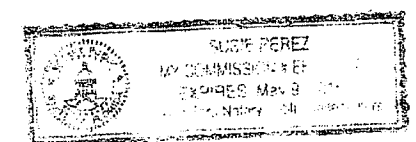
BEFORE ME PERSONALLY APPEARED Steve Patterson WHO IS

PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF MARCH, 2014.

My commission expires May 9, 2016 By: Luzie Perez
Notary Public - State of Florida

Commission No. EE197407 Print Name Luzie Perez



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

- THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER(1/4) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST. THE SAID WEST LINE HAS BEEN ESTABLISHED USING THE CERTIFIED CORNER RECORDS FOR THE WEST ONE-QUARTER(1/4) CORNER AND THE SOUTHWEST CORNER OF THE SAID SECTION 16. THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- THE SAID WEST ONE-QUARTER(1/4) CORNER, AS RECORDED IN CERTIFIED CORNER DOCUMENT NUMBER 052534, WITH THE FOLLOWING COORDINATES: NORTHING - 774573.823, EASTING - 959414.427
- THE SAID SOUTHWEST CORNER, AS RECORDED IN CERTIFIED CORNER DOCUMENT NUMBER 052541, WITH THE FOLLOWING COORDINATES: NORTHING - 771920.913, EASTING - 959455.912
- THE SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER(1/4) BEARS: SOUTH 01°32'37" EAST
- 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.
- 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 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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.

CITY APPROVALS:

THIS PLAT OF SOFA DELRAY ONE AS APPROVED ON THE 4th DAY OF June A.D. 2014 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
ATTEST: Charles D. Nubini CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY: Randall Kujawa DIRECTOR OF PLANNING AND ZONING
Randall Kujawa CHAIRPERSON: PLANNING AND ZONING BOARD
Randall Kujawa DIRECTOR OF ENVIRONMENTAL SERVICES

TITLE CERTIFICATION:

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
WE, PARAMOUNT TITLE SERVICES, INC. A TITLE 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 FOUND THE TITLE TO THE PROPERTY VESTED TO RD DELRAY, LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.
DATED: 4-15-14 BY: Eliana Leal ELIANA LEAL, AS PRESIDENT OF PARAMOUNT TITLE SERVICES, INC.

REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.
SIGNATURE: David P. Lindley DATE: 7-2-14
PRINT NAME: DAVID P. LINDLEY
LICENSE NO. 5005
STATE OF FLORIDA
FOR THE FIRM CAULFIELD & WHEELER, INC. LB3591

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 (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY, FLORIDA.
BY: Troy N. Townsend DATE: 08/22/13
TROY N. TOWNSEND, P.S.M.
LICENSE NO. LS6425
STATE OF FLORIDA

NOTARY RD DELRAY, LLC. RD DELRAY, LLC. CITY OF DELRAY BEACH REVIEWING SURVEYOR PREPARING SURVEYOR

Luzie Perez Steve Patterson Randall Kujawa Eliana Leal Troy N. Townsend

LS6425