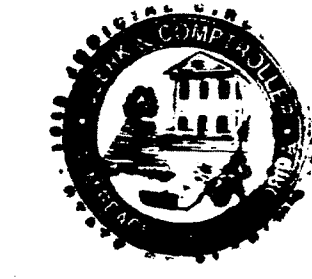


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120

SALVATORI - GALLOWAY PLAT

A REPLAT OF THE NORTH 102 FEET OF LOTS 17, 18 AND 19, BLOCK 4 OF DELL PARK,
AN ADDITION TO THE CITY OF DELRAY BEACH, FLORIDA,
PLAT BOOK 8, PAGE 56, P.B.C.R.,
LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
APRIL, 2014

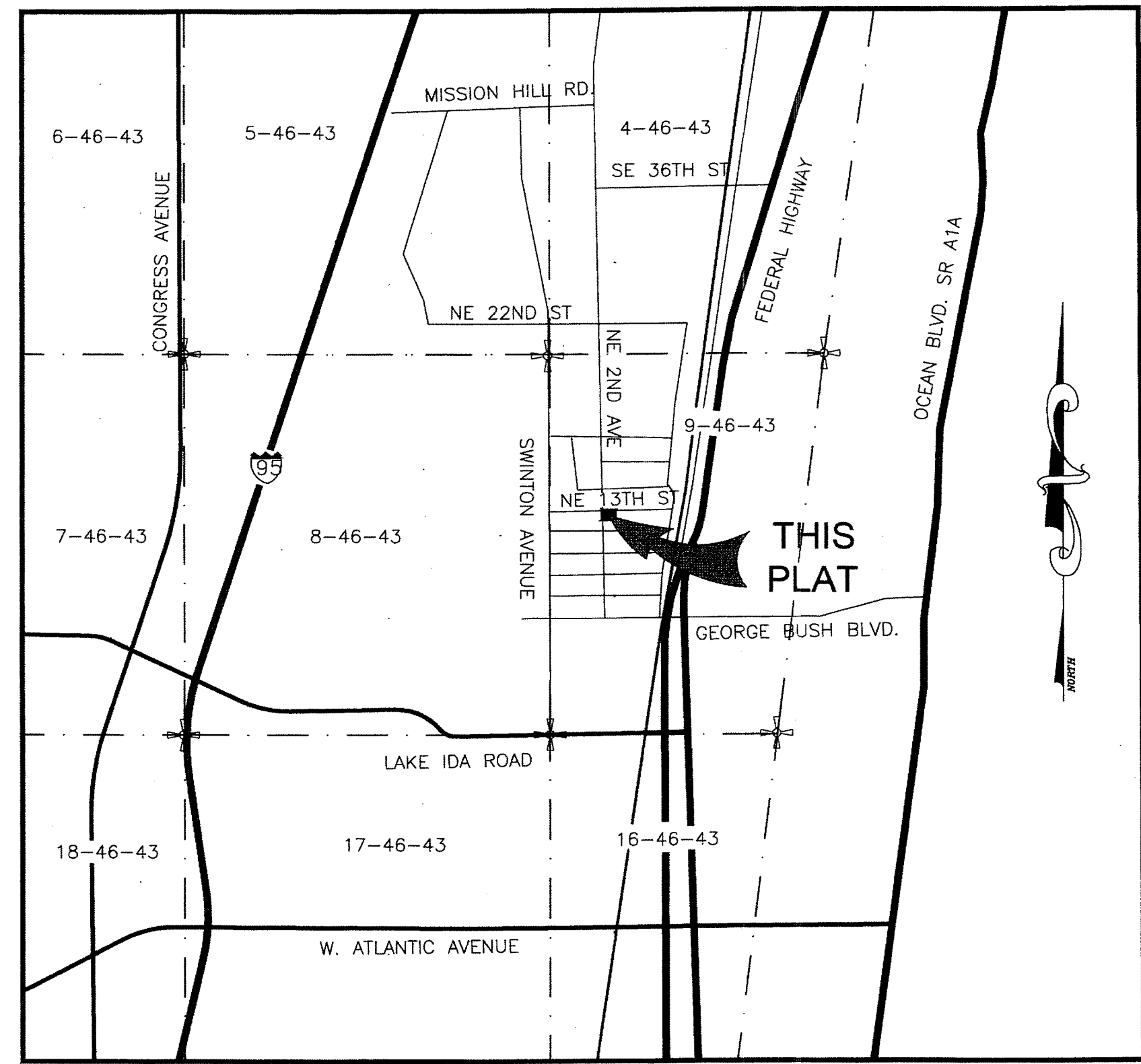


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:05 AM
THIS 20 DAY OF Aug.
2014, AND DULY RECORDED
IN PLAT BOOK 118 ON PAGES
120 THROUGH 121
SHARON R. BOCK, CLERK AND
COMPTROLLER

BY: *[Signature]* DC
SHEET 1 OF 2

LEGEND

- P.B.C.R. PALM BEACH COUNTY RECORDS
- FND FOUND
- L.B. LICENSED BUSINESS DESIGNATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- Δ CENTRAL ANGLE
- L. ARC LENGTH
- N. NORTHING COORDINATE VALUE
- E. EASTING COORDINATE VALUE
- ⊙ NAIL FOUND
- ⊕ CENTERLINE
- P.B.C. PALM BEACH COUNTY
- R.O.W. RIGHT-OF-WAY
- (CALC.) CALCULATED
- ////// NON-VEHICULAR ACCESS LINE (NVAL)



LOCATION SKETCH
NOT TO SCALE

CITY APPROVALS

THIS PLAT OF "SALVATORI - GALLOWAY" AS APPROVED ON
THE 15th DAY OF July, A.D. 2014, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH,
FLORIDA.

[Signature] ATTEST *[Signature]*
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] 8/7/14
DIRECTOR OF PLANNING AND ZONING
[Signature] 8/6/14
CITY ENGINEER

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 "SALVATORI - GALLOWAY PLAT", 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: 8/1/2014 *[Signature]*
DAVID BOWER, P.S.M.

STATE OF FLORIDA
LICENSE NO. LS 5888

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 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 PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4105
KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT MICHAEL S. GALLOWAY IS THE OWNER OF THE LANDS AS SHOWN ON THIS PLAT, BEING IN THE NW 1/4 OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THE NORTH 102 FEET OF LOTS 17, 18 AND 19, BLOCK 4, DELL PARK, AN ADDITION TO THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO A PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 8, PAGE 56.

HAVING CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE SALVATORI - GALLOWAY PLAT AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" 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 LOT AND THE ADJACENT RIGHT-OF-WAY.

IN WITNESS WHEREOF, OF THE ABOVE NAMED MICHAEL S. GALLOWAY,

HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29th DAY OF July, 2014.

IN WITNESS WHEREOF, I, Michael S. Galloway DO HEREBY SET MY
HAND AND SEAL THIS 29th DAY OF July, 2014.

WITNESS: *[Signature]* BY: *[Signature]*
MICHAEL S. GALLOWAY

TITLE CERTIFICATION

STATE OF FLORIDA _____
COUNTY OF Palm Beach

WE, FIRST PRIORITY TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MICHAEL S. GALLOWAY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 8/1/14 *[Signature]*
FIRST PRIORITY TITLE COMPANY - VINCENT J. PIAZZA - PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED MICHAEL S. GALLOWAY
WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE
EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July, 2014.

MY COMMISSION EXPIRES: Nov. 2, 2018

[Signature]
NOTARY PUBLIC
(SEAL)

PLAT NOTES

INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARING REFERENCE: BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE EAST RIGHT-OF-WAY LINE OF N.E. 2ND AVENUE BEING NORTH 00°42'34" WEST.

COORDINATES SHOWN ARE GRID. DATUM = NAD83 (1990 ADJUSTMENT). ZONE = FLORIDA EAST IN US SURVEY FEET ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.00005002.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (29), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

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

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 OR SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

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 THIS COUNTY.

CITY OF DELRAY BEACH
REVIEWING SURVEYOR
SURVEYOR

THIS INSTRUMENT WAS PREPARED BY:
A.M. LAZOWICK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4105

KEITH ASSOCIATES, INC.
consulting engineers

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX(954) 788-3500
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860