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# PERIMETER

**SURVEYING & MAPPING**  
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## UPTOWN DELRAY

A REPLAT OF ALL OF LOTS 4-10 AND A PORTION OF LOTS 17-20, ALL OF BLOCK 102 TOGETHER WITH A PORTION OF THE ADJACENT 16.00' ALLEY ALL OF "MAP OF THE TOWN OF LINTON" (P.B.1, PG. 3, P.B.C.R.), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
JUNE, 2014

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:31 PM  
THIS 3 DAY OF Nov  
2014, AND DULY RECORDED  
IN PLAT BOOK 118 ON PAGES  
175 THROUGH 176.  
SHARON R. BOCK, CLERK AND  
COMPTROLLER  
BY: \_\_\_\_\_ DC



SHEET 1 OF 2

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF ALL OF LOTS 4 THROUGH 10 AND A PORTION OF LOTS 17 THROUGH 20, ALL OF BLOCK 102, TOGETHER WITH A PORTION OF THE ADJACENT 16.00 FOOT ALLEY, ALL OF "MAP OF THE TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4 THROUGH 10, AND 17 THROUGH 20, BLOCK 102, "MAP OF THE TOWN OF LINTON, FLORIDA (NOW DELRAY BEACH)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 10.00 FEET OF SAID LOTS 17 THROUGH 20.

TOGETHER WITH:

THAT PORTION OF THE 16.00 FOOT WIDE ALLEY RIGHT-OF-WAY ADJACENT TO LOTS 7 THROUGH 10 AND LOTS 17 THROUGH 20 IN BLOCK 102, SHOWN ON "MAP OF THE TOWN OF LINTON, FLORIDA (NOW DELRAY BEACH)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 17.

BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOTS 17 THROUGH 20.

BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 20.

BOUNDED ON THE WEST BY THE EAST LINE OF SAID LOTS 7 THROUGH 10.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.121 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "UPTOWN DELRAY" AND FURTHER DEDICATES AS FOLLOWS:

- TRACTS Z-1, Z-2 AND Z-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- TRACT A, AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR PUBLIC SIDEWALK PURPOSES.
- THE GENERAL UTILITY EASEMENTS (G.U.E.S) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, 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 AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY. 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. THE CITY OF DELRAY BEACH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SANITARY SEWER FACILITIES WITHIN GENERAL UTILITY EASEMENTS.
- THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.
- THE SEWER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.
- THE DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- THE PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY AS PUBLIC ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27th DAY OF August, 2014.

MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: Sharon R. Bock PRINT NAME: JAMES J. MCGINLEY III,  
SENIOR VICE PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME: BRUCE RIGSBEE

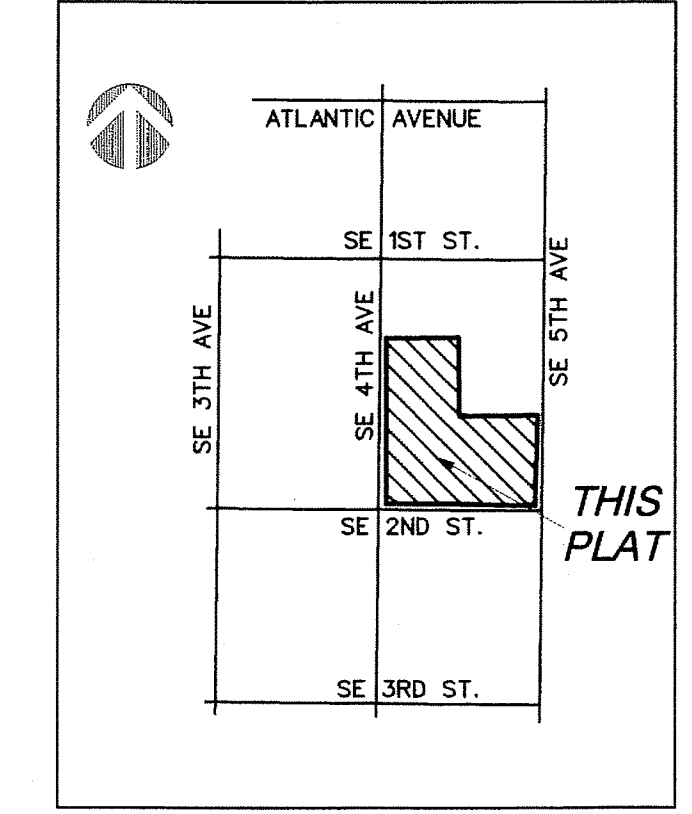
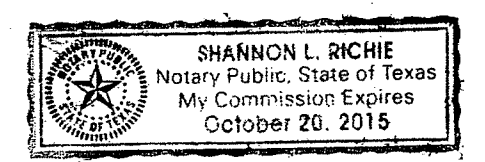
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JAMES J. MCGINLEY III, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 IS 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 27th DAY OF August, 2014.

MY COMMISSION EXPIRES: 10-20-2015  
NOTARY PUBLIC Shannon L. Richie  
PRINT NAME: Shannon L. Richie



LOCATION MAP  
NOT TO SCALE

### CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT OF "UPTOWN DELRAY", AS APPROVED ON THE 15th DAY OF July, 2014, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

ATTEST: \_\_\_\_\_  
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

\_\_\_\_\_  
DIRECTOR OF PLANNING & ZONING

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL SERVICES

\_\_\_\_\_  
CHAIRPERSON PLANNING & ZONING BOARD

\_\_\_\_\_  
FIRE MARSHAL

### REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 8-14-14

\_\_\_\_\_  
DAVID PAUL LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5005  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC. LB #3591

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, MICHAEL S. WHEELER, 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 MONOGRAM RESIDENTIAL DELRAY II PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2013; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8-10-2014

\_\_\_\_\_  
MICHAEL S. WHEELER, ATTORNEY AT LAW  
MEMBER OF THE FLORIDA BAR

### NOTES:

- ALL PLAT BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°02'53" WEST, ALONG THE WEST LINE OF SAID US HIGHWAY NO. 1. GRID BEARINGS SHOWN ARE DETERMINED FROM STATE PLANE COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PLAT IS 1.0000476. THE ROTATION FROM STATE PLANE TO PLAT BEARINGS IS 01°28'43" CLOCKWISE.
- 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.
- 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE 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.

### 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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS 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.

DATE: 8-7-2014

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JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

