

HOWARD PLAT

A REPLAT OF ALL OF TRACTS A AND C, AND A PORTION OF TRACT D, OF "DELRAY MARKETPLACE PRESERVE 1". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 98 AND 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT D. HOWARD, AS SOLE TRUSTEE OF THE ROBERT D. HOWARD REVOCABLE TRUST DATED JULY 26, 2013, AND ROBERT HOWARD, AN INDIVIDUAL, OWNERS OF THE LAND SHOWN HEREON AS "HOWARD PLAT", BEING A REPLAT OF ALL OF TRACTS "A" AND "C", AND A PORTION OF TRACT "D", OF "DELRAY MARKETPLACE PRESERVE 1". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 98 AND 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D"; THENCE SOUTH 01°03'00" EAST ON THE EAST LINE OF SAID TRACT D ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 25179, PAGE 1992, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FOR 651.14 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A" OF SAID PLAT; THENCE SOUTH 89°05'21" WEST ON SAID EASTERLY EXTENSION AND CONTINUING ON SAID SOUTH LINE FOR 574.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT LYING ON THE EAST LINE OF TRACT "A", "CRITCHFIELD PLAT - PRESERVE AREA 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 85 AND 86, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°04'09" WEST ON THE EAST LINE OF SAID TRACT "A", "CRITCHFIELD PLAT - PRESERVE AREA 2" AND ON THE WEST LINE OF TRACT "A" AND TRACT "C" OF "DELRAY MARKETPLACE PRESERVE 1" FOR 650.64 FEET TO THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE NORTH 89°02'20" EAST ON THE NORTH LINE OF SAID TRACT "C"; "DELRAY MARKETPLACE PRESERVE 1" FOR 574.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 373,773 SQUARE FEET (8.5806 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO THE CONSERVATION EASEMENT AND RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 22036, PAGE 1581, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "B" (RURAL PARKWAY), AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO A LYONS ROAD RURAL PRESERVE EASEMENT SET FORTH IN OFFICIAL RECORDS BOOK 22036, PAGE 1734, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO A LAKE WORTH DRAINAGE DISTRICT EASEMENTS FROM LATERAL CANAL NO. 32 SET FORTH IN OFFICIAL RECORDS BOOK 21979 PAGE 1078 AND OFFICIAL RECORDS BOOK 22036, PAGE 1581, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE 5' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, ROBERT D. HOWARD, AS SOLE TRUSTEE OF THE ROBERT D. HOWARD REVOCABLE TRUST DATED JULY 26, 2013, DO HEREUNTO SET MY HAND AND SEAL THIS 10 DAY OF November, 2016.

R.D.H.
ROBERT D. HOWARD, SOLE TRUSTEE

WITNESS: Sue Scholsh
PRINT NAME: Sue Scholsh

WITNESS: John Gavenas
PRINT NAME: JOHN GAVENAS

NOTARY ACKNOWLEDGMENT:

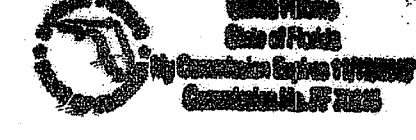
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT D. HOWARD WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida Driver's License IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SOLE TRUSTEE OF THE ROBERT D. HOWARD REVOCABLE TRUST DATED JULY 26, 2013.

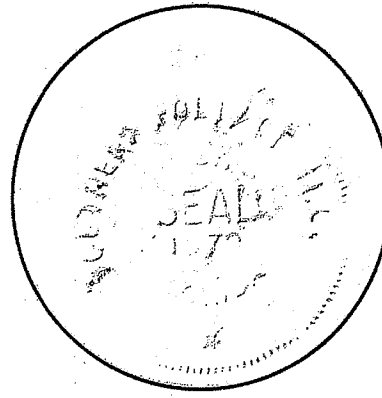
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF November, 2016.

COMMISSION EXPIRATION DATE: 11/13/2017
COMMISSION NUMBER: FF 70215

NOTARY PUBLIC
Carlos Palomo
PRINT NAME: Carlos Palomo



ROBERT D. HOWARD
REVOCABLE TRUST



COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 10th DAY OF November, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: G.T.W.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

PREPARED BY
PULICE LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778

TABULAR DATA TABLE	
ZONING PETITION CONTROL NUMBER:	2004-616
CONTROL NAME:	DELRAY MARKETPLACE
PROJECT NUMBER:	0937-009
PLAT NAME:	HOWARD PLAT
TOTAL PLAT AREA:	373,773± SQUARE FEET (8.5807 ACRES)±
TRACT "A":	288,872± SQUARE FEET (6.6316 ACRES)±
TRACT "B":	65,112± SQUARE FEET (1.4948 ACRES)±
TRACT "C":	19,789± SQUARE FEET (0.4543 ACRES)±

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.

IN WITNESS WHEREOF, I, ROBERT HOWARD, DO HEREUNTO SET MY HAND AND SEAL THIS 10 DAY OF November, 2016.

R.D.H.
ROBERT HOWARD

WITNESS: Sue Scholsh
PRINT NAME: Sue Scholsh

WITNESS: John Gavenas
PRINT NAME: JOHN GAVENAS

NOTARY ACKNOWLEDGMENT:

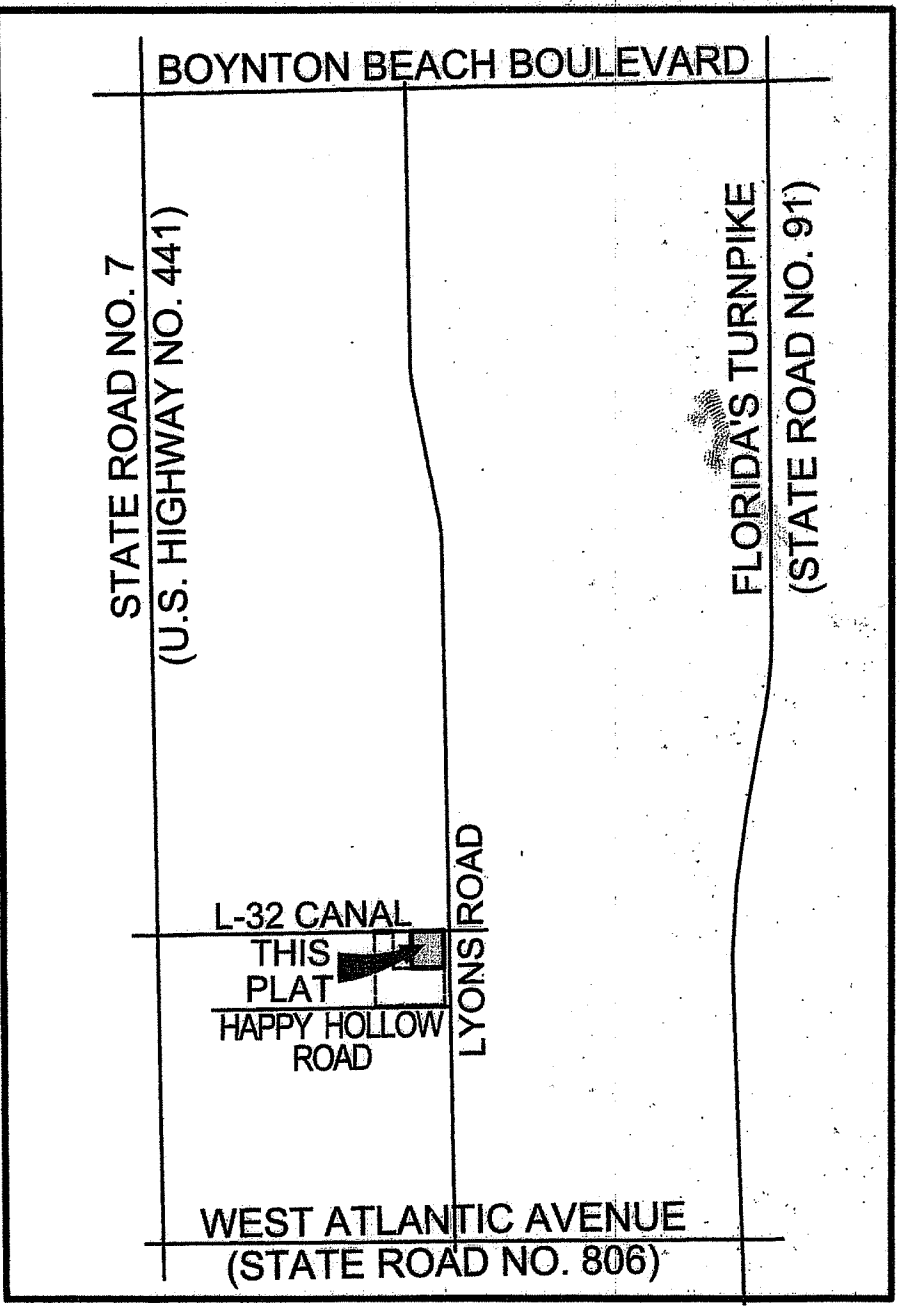
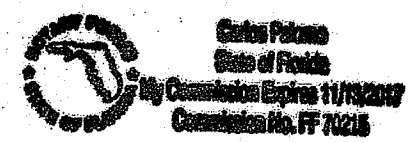
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF November, 2016.

COMMISSION EXPIRATION DATE: 11/13/2017
COMMISSION NUMBER: FF 70215

NOTARY PUBLIC
Carlos Palomo
PRINT NAME: Carlos Palomo



SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID DATUM = NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1990 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000018826 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ALL BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. THE BEARING BETWEEN PALM BEACH COUNTY CONTROL STATIONS "LAUREL" AND "VITALITY" HAVING A GRID BEARING OF N01°01'27"W AND ALL OTHER BEARINGS AND COORDINATES ARE RELATIVE THERETO AND BASED ON (GPS) GLOBAL POSITIONING SATELLITE LOCATIONS.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENT ENTITIES OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.

TITLE CERTIFICATION:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I, Elmar Leal, 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 THIS PROPERTY IS VESTED IN ROBERT D. HOWARD, AS SOLE TRUSTEE OF THE ROBERT D. HOWARD REVOCABLE TRUST DATED JULY 26, 2013 AND ROBERT HOWARD AS AN INDIVIDUAL; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.
Elmar Leal
ATTORNEY-AT-LAW LICENSED IN FLORIDA DATE: 10-11-16

PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
PULICE LAND SURVEYORS, INC.
5381 NOB HILL RD.
SUNRISE, FLORIDA 33351

SURVEYOR AND 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 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 STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Beth Burns
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS6136
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. 3870

DATE: NOVEMBER 16, 2016

