

20170054971

35

# FOURTH & FIFTH DELRAY

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THE PLATTED 16' ALLEY, ALL OF BLOCK 101,  
TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at 10:08 this 15<sup>th</sup>  
day of February, 2017  
and duly recorded in Plat Book  
123, Pages 35, through  
36



THIS INSTRUMENT WAS PREPARED BY:  
**MICHAEL D. AVIROM, P.L.S.**  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING-  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
JANUARY 2017

SHARON R. BOCK  
Clerk and Comptroller  
By: *Sharon R. Bock* D.C.

SHEET 1 OF 2

### DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS: THAT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LAND AS SHOWN ON THIS PLAT, FOURTH & FIFTH DELRAY, BEING A RE-PLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THAT 16' ALLEY LYING CONTIGUOUS TO LOTS 7 THROUGH 10 AND LOTS 14 THROUGH 18, ALL OF BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°32'09"W, ALONG THE WEST LINE OF LOTS 17 AND 18 OF SAID BLOCK 101, A DISTANCE OF 108.09 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET OF SAID BLOCK 101; THENCE S89°18'50"W, ALONG THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 10 AND ITS EASTERLY EXTENSION, 143.00 FEET TO ITS INTERSECTION WITH A LINE 8.17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 101; THENCE N01°32'09"W, ALONG SAID PARALLEL LINE, 196.18 FEET; THENCE N89°18'50"E, 2.00 FEET; THENCE N43°53'21"E, 11.23 FEET TO ITS INTERSECTION WITH A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 7 OF SAID BLOCK 101; THENCE N89°18'50"E, ALONG SAID PARALLEL LINE AND ITS EASTERLY EXTENSION, 133.00 FEET TO THE WEST LINE OF LOT 14; OF SAID BLOCK 101; THENCE N01°32'09"W, ALONG SAID WEST LINE, 8.00 FEET TO THE NORTH LINE OF SAID LOT 14, BLOCK 101; THENCE N89°18'50"E, ALONG SAID NORTH LINE OF LOT 14, BLOCK 101, A DISTANCE OF 125.12 FEET TO ITS INTERSECTION WITH A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 101; THENCE S01°32'09"E, ALONG SAID PARALLEL LINE, 320.27 FEET TO THE SOUTH LINE OF LOT 18, BLOCK 101; THENCE S89°18'50"W, ALONG SAID SOUTH LINE, 125.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 69,214 SQUARE FEET (1.589 ACRES) MORE OR LESS.

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

PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

PARCELS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

THE GENERAL UTILITY EASEMENT (G.U.E.), 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.

NON-VEHICULAR ACCESS LINE, AS SHOWN HEREON, IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

THE MASS TRANSIT EASEMENT (M.T.E.) AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AND A LIGHTING AREA.

IN WITNESS WHEREOF, THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS 20<sup>th</sup> DAY OF JANUARY, 2017.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY  
BY: *Reginald Cox*  
REGINALD COX, CHAIRMAN  
ATTEST: *Jeff Orsello*  
JEFF ORSELLO, EXECUTIVE DIRECTOR

WITNESS: *Susan Shaw*  
SUSAN SHAW  
WITNESS: *Krista Walker*  
KRISTA WALKER

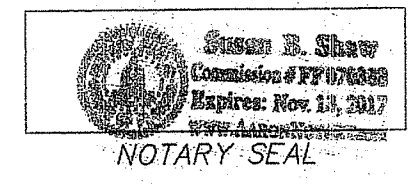
### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED Reginald Cox WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

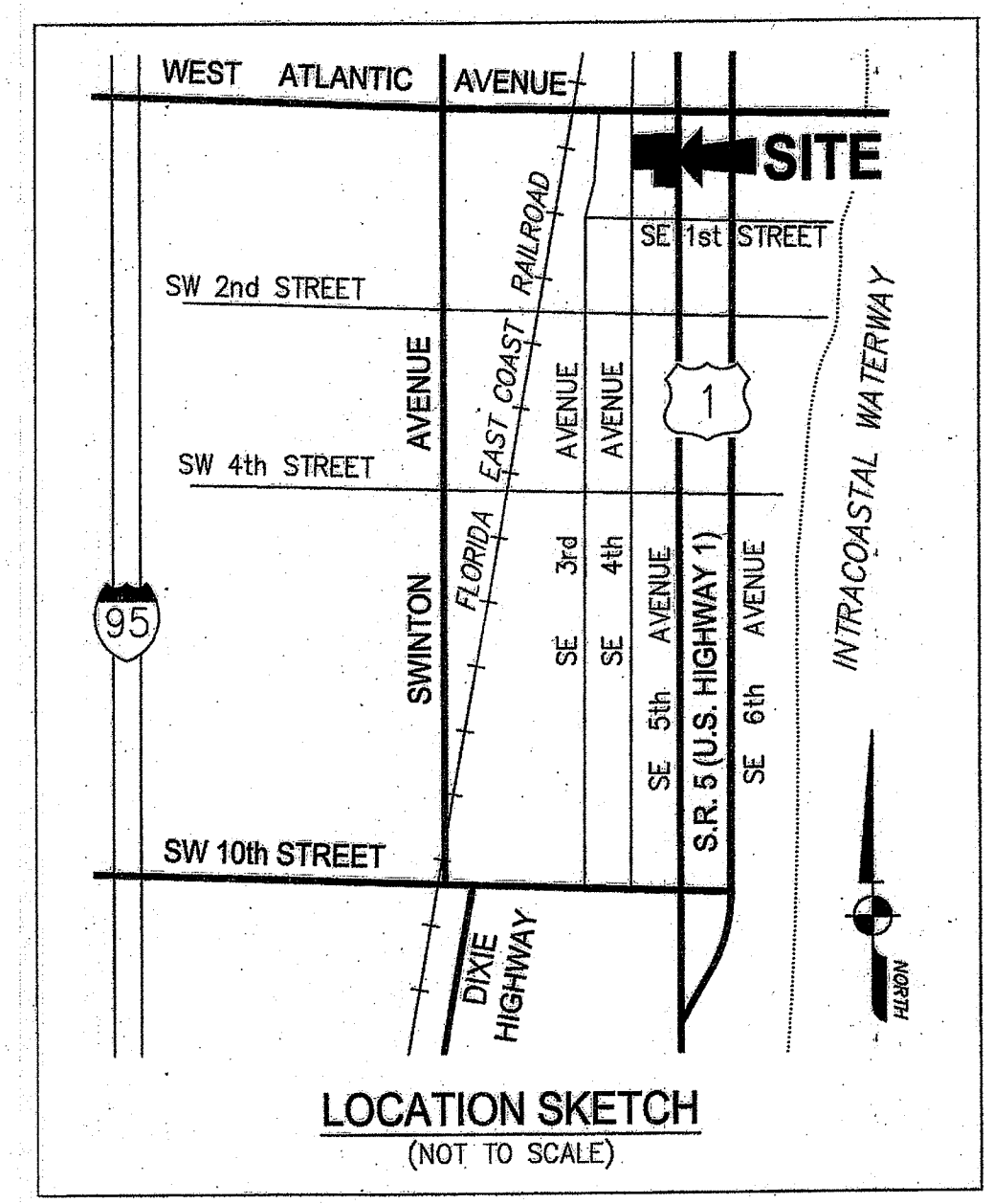
WITNESS MY HAND AND OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF January 2017.

MY COMMISSION EXPIRES:



*Susan B. Shaw*  
SUSAN B. SHAW  
NOTARY PUBLIC

(PRINT NUMBER)



### TITLE CERTIFICATION:

I, Gary S. Dunay, 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 HEREON DESCRIBED PROPERTY IS VESTED IN Delray Beach Community Redevelopment Agency 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.

DATED: January 25, 2017

BY: *Gary S. Dunay*  
GARY S. DUNAY  
ATTORNEY-AT-LAW IN FLORIDA

### CITY OF DELRAY BEACH

THIS PLAT OF "FOURTH & FIFTH DELRAY", WAS APPROVED ON THE 15<sup>th</sup> DAY OF March, A.D. 2016 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *Greg Schick*

ATTEST: *Chantell D. Nelson*  
CHANTHELL D. NELSON  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: *Jonathan Stullings* 2/1/17  
JONATHAN STULLINGS  
DIRECTOR OF PLANNING AND ZONING

BY: *Mark*  
MARK  
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: *Robert*  
ROBERT  
CITY ENGINEER

BY: *Steve*  
STEVE  
CITY OF DELRAY BEACH FIRE MARSHAL

### 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 "FOURTH & FIFTH DELRAY", 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.

DATED: 1/25/17

*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
L.B. NO. 3591

### 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") 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 CITY OF DELRAY BEACH, FLORIDA.

DATED: 1/25/17

*Michael D. Avrom*  
MICHAEL D. AVIROM, P.L.S.  
FLORIDA REGISTRATION NO. 3268  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300

### NOTES:

- 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.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID WITH THE WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N01°32'29"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE TYPES 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.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CALCULATED; CL = CENTERLINE; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; G.U.E. = GENERAL UTILITY EASEMENT; L.B. = LICENSED BUSINESS; MS. = MEASURED; M.T.E. = MASS TRANSIT EASEMENT; O.R.B. = OFFICIAL RECORDS BOOK; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.E. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; S.R. = STATE ROAD.
- o INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH A 3" BRASS DISC STAMPED "P.R.M. L.B. 3300" UNLESS OTHERWISE STATED.
- o INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL & DISC STAMPED "P.R.M. L.B. 3300" UNLESS OTHERWISE STATED.
- INDICATES NON-VEHICULAR ACCESS LINE.

