

ALL WIDDOWS PLAT

BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, SUBDIVISION OF THE WEST 170 FEET OF THE NORTH HALF (N.1/2) OF BLOCK 164, LESS THE NORTH 17 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 47 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

DECEMBER 2016
SHEET 1 OF 1

37

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 10:38
THIS 15th DAY OF February
2017 AND DULY RECORDED IN PLAT BOOK NO.
123 ON PAGE 37

SHARON R. BOOK, CLERK AND COMPTROLLER
BY *[Signature]* D.C.



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

DATE 1/17 *[Signature]*
SURVEYOR AND MAPPER NO. 5708
PAUL D. ENGLE

O'BRIEN, SUTER & O'BRIEN, INC.
955 NW 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 3, (PLAT BOOK 18, PAGE 47), HAVING AN ASSUMED BEARING OF S.89°14'59"W.

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.

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

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 NW 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN WITNESS WHEREOF, I JOANNA WIDDOWS DO HERELUNTO SET MY HAND AND SEAL THIS 15th DAY OF January, 2017.

WITNESS: *[Signature]* BY *[Signature]*
PRINT NAME: Kelly Wright JOANNA WIDDOWS

WITNESS: *[Signature]*
PRINT NAME: Susan Schell

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOANNA WIDDOWS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED drivers license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF January, 2017.

COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
NAME: Susan Schell
COMMISSION NO.: 198020

CITY APPROVAL:

THIS PLAT OF "ALL WIDDOWS PLAT" AS APPROVED ON THE 13th DAY OF December, A.D. 2017 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] 1/17
DIRECTOR OF PLANNING ZONING AND BUILDING
[Signature]
CITY ENGINEER
[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

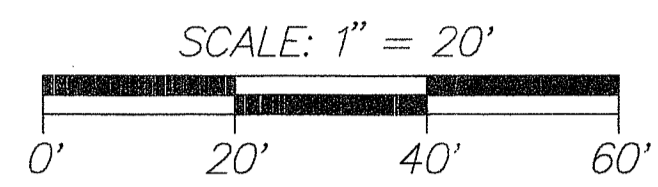
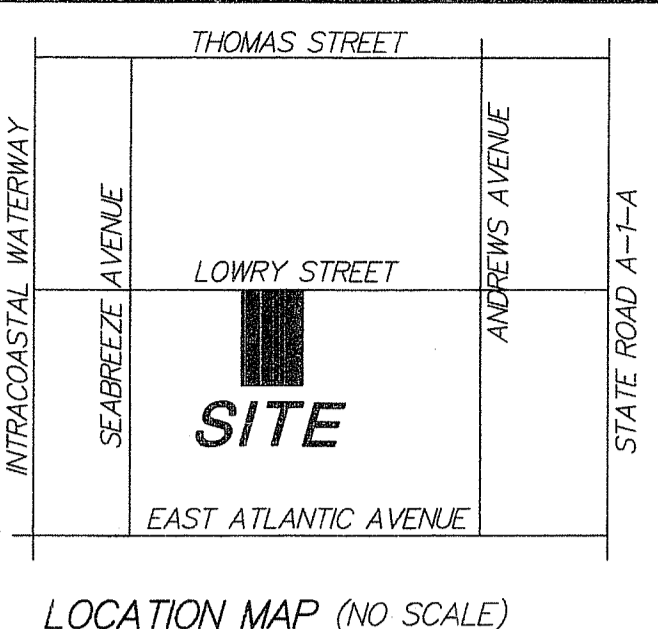
I, THOMAS M. STANLEY, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOANNA WIDDOWS; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES EXCEPT FOR THAT CERTAIN MORTGAGE IN FAVOR OF WELLS FARGO BANK N.A.; WELLS FARGO BANK N.A. S/B/M TO WELLS FARGO HOME MORTGAGE; OR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WELLS FARGO BANK N.A. DATED FEBRUARY 26, 2016, AND RECORDED ON MARCH 7, 2016, IN OFFICIAL RECORD BOOK 28146, PAGE 0838, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 1/6/2017
[Signature]
THOMAS M. STANLEY, ESQ.
ATTORNEY STATE OF FLORIDA

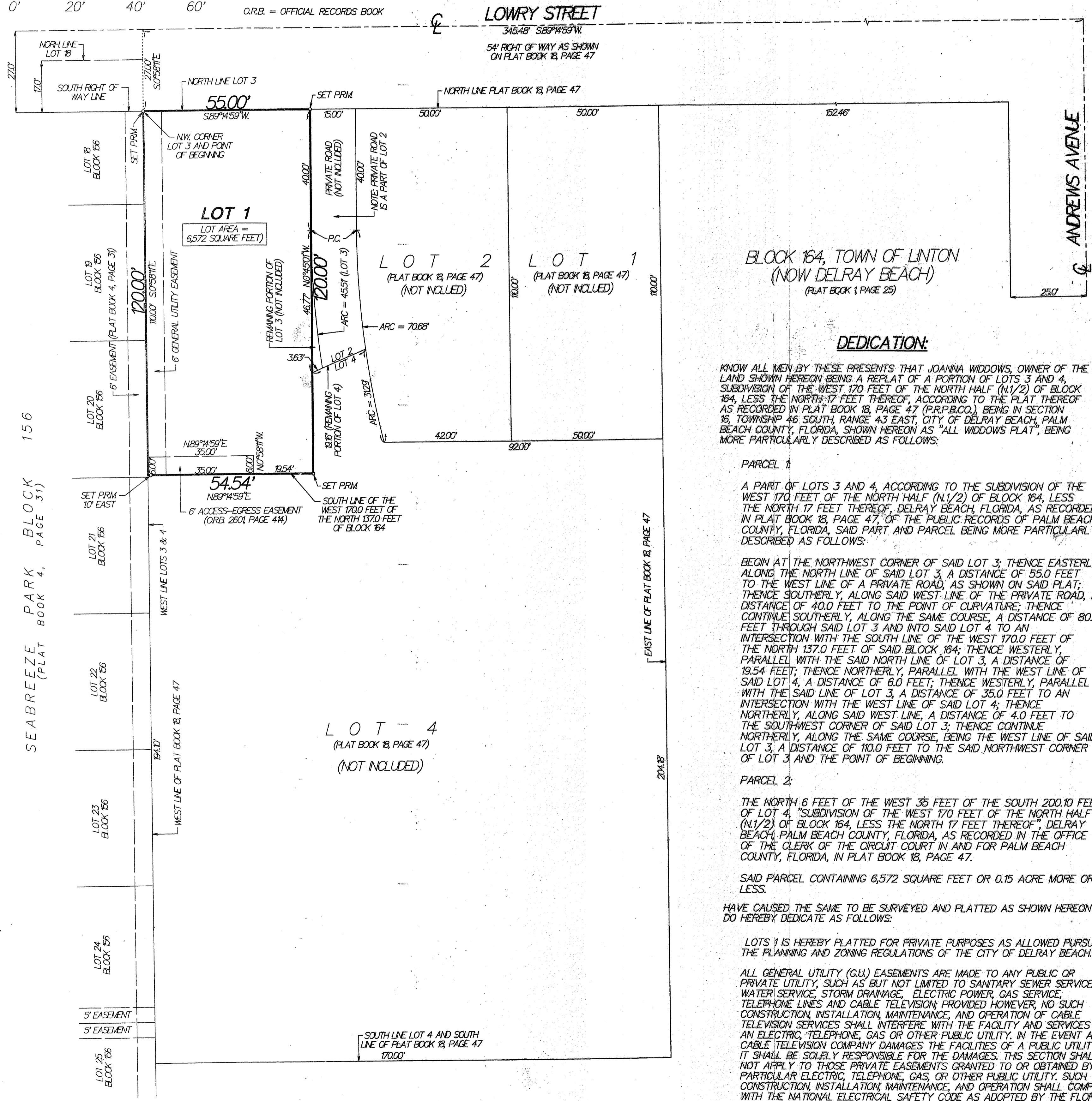
REVIEWING SURVEYOR'S STATEMENT:

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 "ALL WIDDOWS PLAT", 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.

DATE: 1/10/17
[Signature]
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. LB. 3591



LEGEND:
⊕ = CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB353) UNLESS STATED OTHERWISE
P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
O.R.B. = OFFICIAL RECORDS BOOK



BLOCK 164, TOWN OF LINTON
(NOW DELRAY BEACH)
(PLAT BOOK 1 PAGE 25)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOANNA WIDDOWS, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, SUBDIVISION OF THE WEST 170 FEET OF THE NORTH HALF (N.1/2) OF BLOCK 164, LESS THE NORTH 17 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 47 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ALL WIDDOWS PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
A PART OF LOTS 3 AND 4, ACCORDING TO THE SUBDIVISION OF THE WEST 170 FEET OF THE NORTH HALF (N.1/2) OF BLOCK 164, LESS THE NORTH 17 FEET THEREOF, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 18, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART AND PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 55.0 FEET TO THE WEST LINE OF A PRIVATE ROAD, AS SHOWN ON SAID PLAT; THENCE SOUTHERLY, ALONG SAID WEST LINE OF THE PRIVATE ROAD, A DISTANCE OF 40.0 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE SOUTHERLY, ALONG THE SAME COURSE, A DISTANCE OF 80.0 FEET THROUGH SAID LOT 3 AND INTO SAID LOT 4 TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 170.0 FEET OF THE NORTH 137.0 FEET OF SAID BLOCK 164; THENCE WESTERLY, PARALLEL WITH THE SAID NORTH LINE OF LOT 3, A DISTANCE OF 18.54 FEET; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 6.0 FEET; THENCE WESTERLY, PARALLEL WITH THE SAID LINE OF LOT 3, A DISTANCE OF 35.0 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 4; THENCE NORTHERLY, ALONG SAID WEST LINE, A DISTANCE OF 4.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE CONTINUE NORTHERLY, ALONG THE SAME COURSE, BEING THE WEST LINE OF SAID LOT 3, A DISTANCE OF 110.0 FEET TO THE SAID NORTHWEST CORNER OF LOT 3 AND THE POINT OF BEGINNING.

PARCEL 2:
THE NORTH 6 FEET OF THE WEST 35 FEET OF THE SOUTH 200.10 FEET OF LOT 4, "SUBDIVISION OF THE WEST 170 FEET OF THE NORTH HALF (N.1/2) OF BLOCK 164, LESS THE NORTH 17 FEET THEREOF", DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 18, PAGE 47.

SAID PARCEL CONTAINING 6,572 SQUARE FEET OR 0.15 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, 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 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 SECTION SHALL NOT APPLY TO THOSE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SEABREEZE PARK BLOCK 4, (PLAT BOOK 4, PAGE 31)

LOT 20 BLOCK 66
LOT 21 BLOCK 66
LOT 22 BLOCK 66
LOT 23 BLOCK 66
LOT 24 BLOCK 66
LOT 25 BLOCK 66

