

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

7 ON 7 PLAT

BEING A REPLAT OF LOTS 1 THROUGH 8, ATLANTICA DELRAY PLAT,
AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

197
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR
RECORD AT 9:06 A.M.
THIS 26 DAY OF April
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 125 ON
PAGES 197 THROUGH 198
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Jenif McCasli
DEPUTY CLERK
SHEET 1 OF 2 SHEETS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, 7 ON 7 PLAT, BEING A RE-PLAT OF LOTS 1 THROUGH 8, ATLANTICA DELRAY PLAT, AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, ATLANTICA DELRAY PLAT, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 29,775 SQUARE FEET (0.6835 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE 7 ON 7 PLAT AND FURTHER DEDICATES AS FOLLOWS:

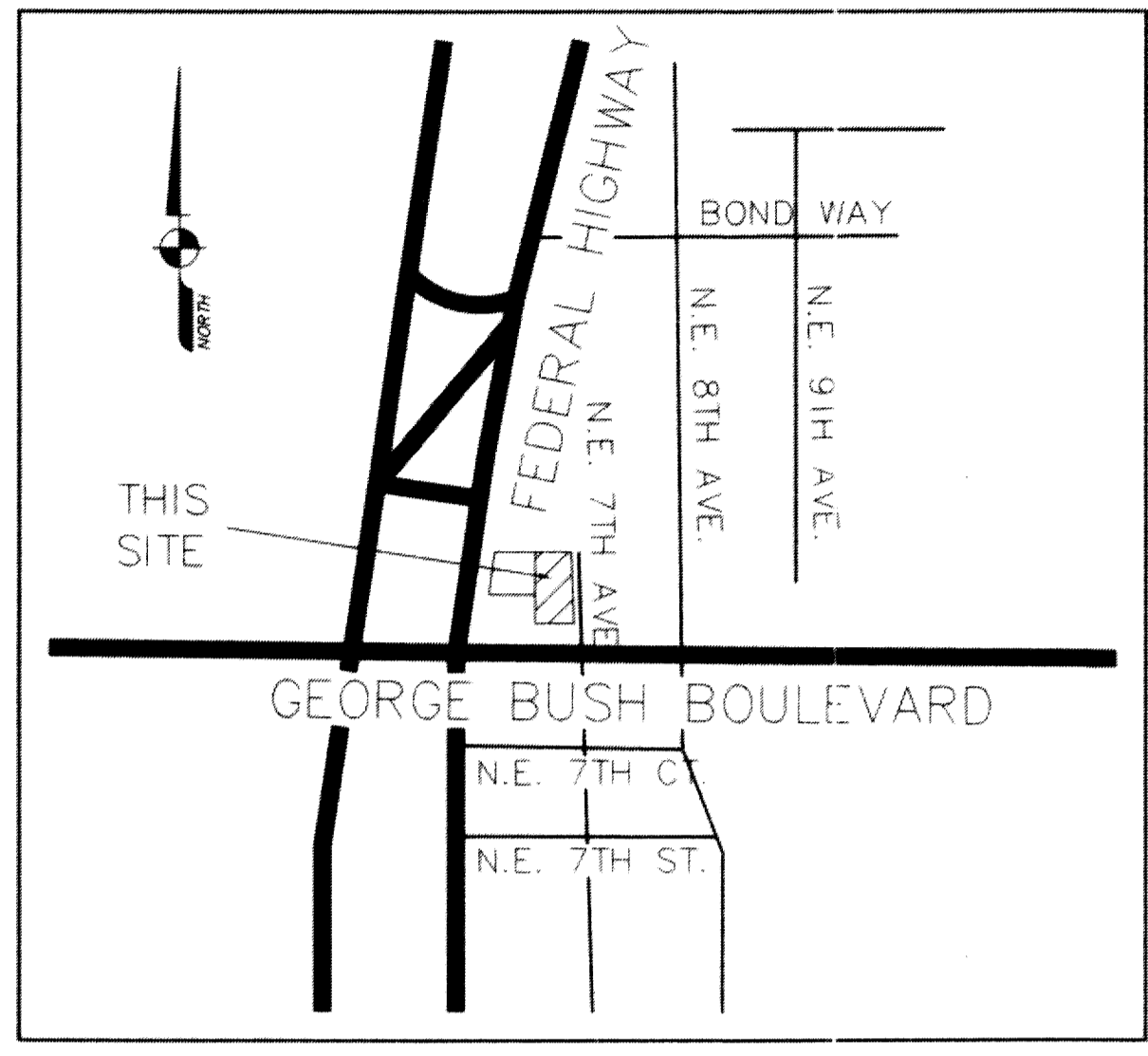
- LOTS 1 THROUGH 8, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- DRAINAGE EASEMENT**
THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- ACCESS EASEMENT**
THE ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY. THE MAINTENANCE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- GENERAL UTILITY EASEMENT**
THE GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH AND TO PRIVATE AND PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION SYSTEMS, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR Board THIS 4th DAY OF APRIL, 2018.

WITNESS: Morgan Campbell
PRINT NAME: Morgan Campbell

WITNESS: S. Kellerman
PRINT NAME: Shandre Kellerman

BY: Marc Julien
NAME: MARC JULIEN, TITLE: MANAGER



LOCATION SKETCH
NOT TO SCALE

TITLE CERTIFICATION:

I, MICHAEL S. WEINER, 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 TO M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 HEREON.

DATED: 4/5/18

BY: Michael S. Weiner
PRINT NAME: MICHAEL S. WEINER
ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH:

THIS PLAT OF "7 ON 7 PLAT", WAS APPROVED ON THE 17th DAY OF April, A.D. 2018, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: [Signature]

ATTEST: [Signature]
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature]
PLANNING, ZONING & BUILDING DIRECTOR

BY: [Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: [Signature]
CITY ENGINEER

BY: [Signature]
CITY OF DELRAY BEACH FIRE MARSHALL

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MARC JULIEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Driver's license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF M.J.H. BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY; AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY 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 COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, 2018.

Natalie Bak
NOTARY PUBLIC
PRINT NAME: Natalie Bak
COMMISSION NUMBER: GG198525

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 "7 ON 7 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: 4/4/18

[Signature]
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5302
CAULFIELD & WHEELER, INC.
L.B. NO. 3591
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434

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(7) 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: 4/4/2018

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

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.

