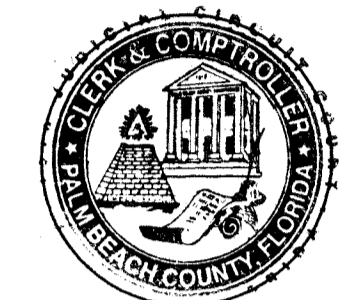


AUTONATION COLLISION CENTER - DELRAY BEACH

BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 11:15 A.M.
THIS 21st DAY OF March A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 128 ON PAGES 11 THROUGH 12
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Debra McCaslin
DEPUTY CLERK

SHEET 1 OF 3 SHEETS



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) 392-2584
L.B. #3300
MARCH 2019

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WALLACE FORD, LLC, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, AUTONATION COLLISION CENTER - DELRAY BEACH, BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THE SOUTH 250 FEET OF THE WEST 667.39 FEET (LESS THE SOUTH 150 FEET OF THE WEST 290.40 FEET) OF LOT 15 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF, ON FILE IN PLAT BOOK 1, PAGE 4, PALM BEACH COUNTY PUBLIC RECORDS, LESS THE WEST 25 FEET THEREOF.

TOGETHER WITH:

THAT PART OF THE WEST 200.00 FEET OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF PLAT NO. 1 OF SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

TOGETHER WITH:

THE WEST 200.00 FEET OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 53.00 FEET THEREOF AND LESS THE NORTH 350.00 FEET OF THE SOUTH 403.00 FEET OF THE EAST 150.00 FEET THEREOF.

LESS

THE WEST 50.00 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 403.00 FEET OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) TOGETHER WITH THE NORTH 50.00 FEET OF THE SOUTH 453.00 FEET OF THE WEST 200.00 FEET OF THE SAID SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4), ALL IN SAID SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE S89°38'17"W ALONG THE SOUTH LINE OF SAID SECTION 20, 463.28 FEET; THENCE N00°01'00"W, 452.99 FEET TO THE POINT OF BEGINNING; THENCE S89°38'17"W ALONG THE NORTH LINE OF THE SOUTH 453.00 FEET OF THE WEST 200.00 FEET OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20, A DISTANCE OF 200.00 FEET; THENCE N00°01'00"W ALONG THE WEST LINE OF THE WEST 200 FEET OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20, A DISTANCE OF 211.71 FEET TO THE SOUTH LINE OF SAID LOT 15; THENCE S89°38'17"W ALONG THE SOUTH LINE OF SAID LOT 15, 372.90 FEET; THENCE N00°00'49"W ALONG THE EAST LINE OF THE WEST 290.4 FEET OF SAID LOT 15, A DISTANCE OF 150.00 FEET; THENCE S89°38'17"W ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 15, A DISTANCE OF 265.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.W. FOURTH AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 28894, PAGE 1086 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°00'49"W ALONG THE SAID EAST RIGHT-OF-WAY OF S.W. FOURTH AVENUE, 100.00 FEET; THENCE N89°38'17"E ALONG THE NORTH LINE OF THE SOUTH 250 FEET OF SAID LOT 15, A DISTANCE OF 638.29 FEET; THENCE N00°01'00"W ALONG THE WEST LINE OF THE WEST 200.00 FEET OF NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20, A DISTANCE OF 407.15 FEET TO THE SOUTH LINE OF PLAT NO. 1 OF SOUTHRIDGE, AS RECORDED IN PLAT BOOK 13, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°00'19"E ALONG THE SAID SOUTH LINE, 200.00 FEET; THENCE S00°01'07"E ALONG THE EAST LINE OF THE WEST 200 FEET OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20 AND THE EAST LINE OF THE WEST 200 FEET OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 20, A DISTANCE OF 871.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINS 293,745 SQUARE FEET (6.744 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS AUTONATION COLLISION CENTER - DELRAY BEACH AND FURTHER DEDICATES AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO WALLACE FORD, LLC, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

ALL SEWER EASEMENTS ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

IN WITNESS WHEREOF, WALLACE FORD, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR MEMBERS, THIS 21st DAY OF MARCH, 2019.

WALLACE FORD, LLC,

[Signature]

WITNESS: Michael T. Arcey
PRINT NAME: Michael T. Arcey

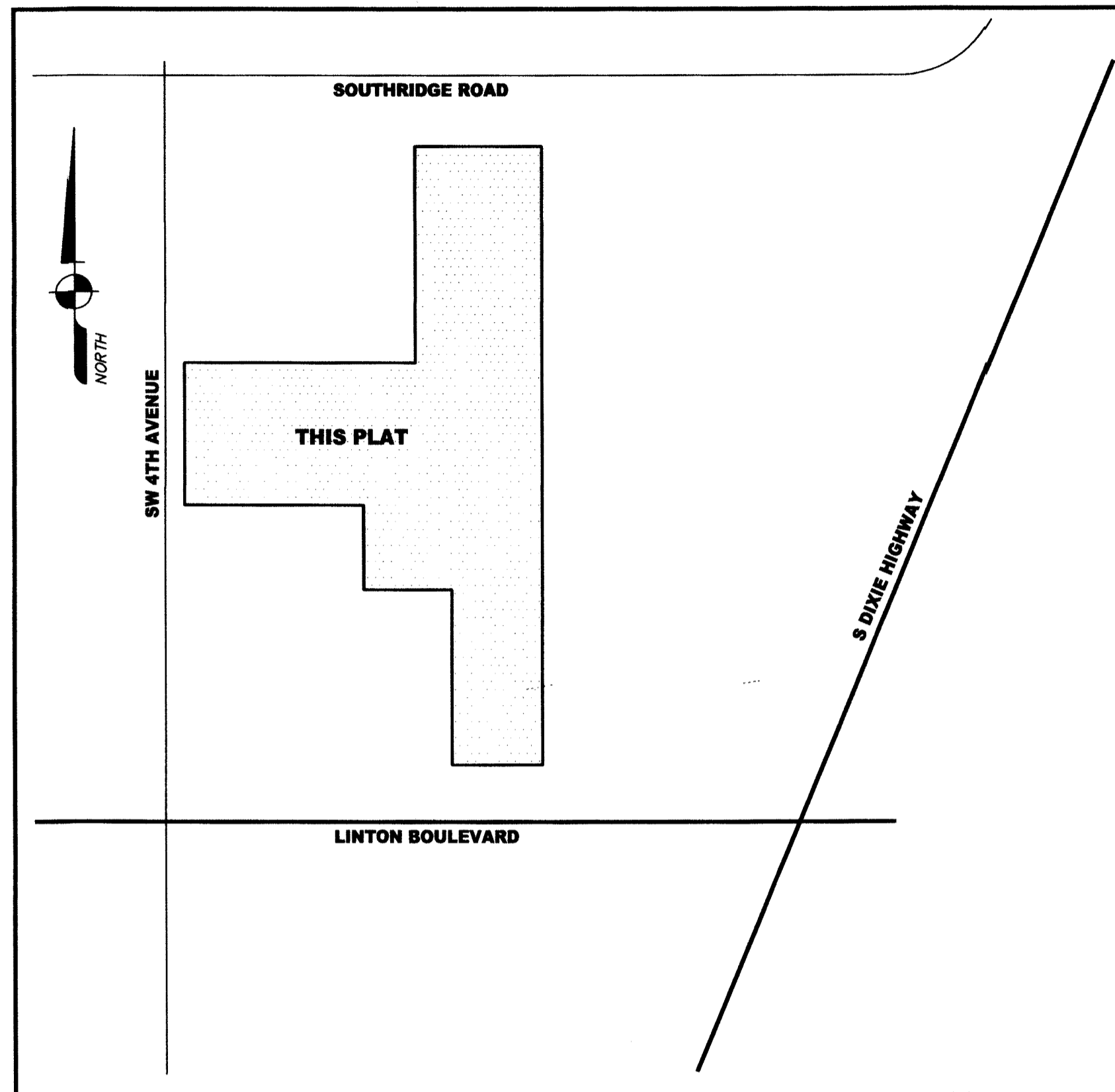
MTA

BY: _____
CHARLES W. SABADASH III, AUTHORIZED AGENT

WITNESS: Thomas R. MacLaughlin
PRINT NAME: Thomas R. MacLaughlin

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.



LOCATION SKETCH
NOT TO SCALE

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED CHARLES W. SABADASH III, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT OF WALLACE FORD, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AUTHORIZED AGENT 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 21st DAY OF MARCH, 2019.

MY COMMISSION EXPIRES: JAN. 3, 2020



FF 947427
(PRINT NUMBER)

[Signature]
NOTARY PUBLIC

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 THIS COUNTY.
- 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 GRID, BASED ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF S89°38'17"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 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.
- 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 = CENTERLINE; F.P.L. = FLORIDA POWER AND LIGHT; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; PRM = PERMANENT REFERENCE MONUMENT.
- - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT, A 3" BRASS DISC STAMPED "PRM LB 3300"

TITLE CERTIFICATION:

I, GAVIN S. BANTA, 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 WALLACE FORD, LLC.; 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 BY THIS PLAT.

DATED: March 21, 2019

BY: C-S-R

GAVIN S. BANTA
ATTORNEY-AT-LAW IN FLORIDA
FLORIDA BAR # 187364

CITY OF DELRAY BEACH:

THIS PLAT OF AUTONATION COLLISION CENTER - DELRAY BEACH, WAS APPROVED ON THE 7th DAY OF May, A.D. 2019, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]*

ATTEST: Katani Johnson
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: Janette Stalling
DEVELOPMENT SERVICES DIRECTOR

BY: Arnell
PLANNING AND ZONING BOARD CHAIRPERSON

BY: Patricia F. Reynolds
CITY ENGINEER

BY: Kate Montoya
CITY UTILITIES DIRECTOR

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 AUTONATION COLLISION CENTER - DELRAY BEACH, 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: 3/25/19

[Signature]
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
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.") 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: 3/22/2019

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

