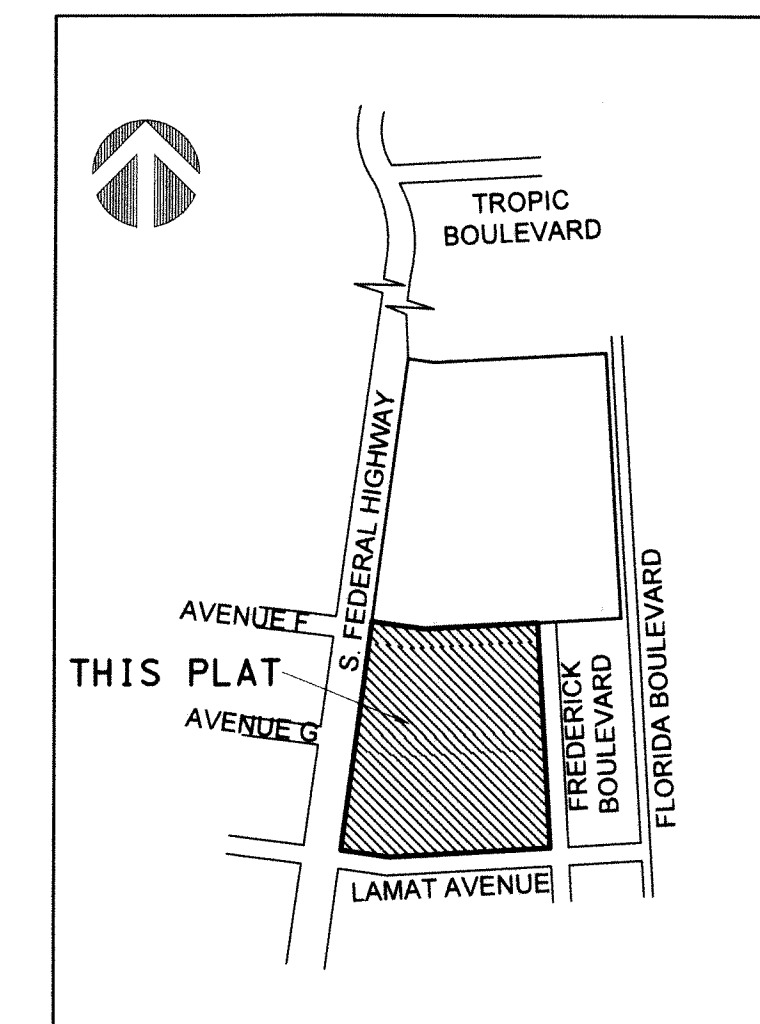


**PERIMETER**  
 SURVEYING & MAPPING  
 Certificate of Authorization No. LB7264  
 Prepared by: Jeff S. Hodapp, P.S.M.  
 947 Clint Moore Road  
 Boca Raton, Florida 33487  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

# DELRAY CHEVROLET

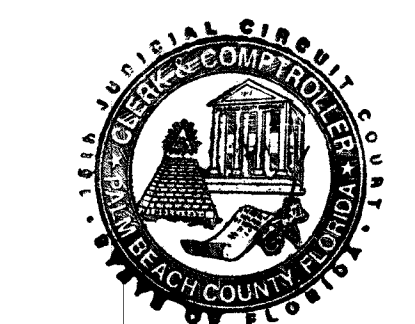
A REPLAT OF PORTIONS OF BLOCKS 24 AND 25, INCLUDING THE INTERNAL ALLEYS, AVENUE F AND AVENUE G, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



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STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 1:34 P.M.  
 THIS 4th DAY OF June  
 2019, AND DULY RECORDED  
 IN PLAT BOOK 128 ON PAGES  
 108 THROUGH 109.  
 SHARON R. BOCK, CLERK AND  
 COMPTROLLER  
 BY: *[Signature]* DC

SHEET 1 OF 2



**DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT GRIECO MOTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF PORTIONS OF BLOCKS 24 AND 25, INCLUDING THE INTERNAL ALLEYS, AVENUE F AND AVENUE G, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 25; THENCE SOUTH 86°39'32" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF LAMAT AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 195.65 FEET; THENCE NORTH 82°14'43" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 157.65 FEET; THENCE NORTH 07°45'17" EAST, ALONG A LINE 38.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCKS 24 AND 25, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY, A DISTANCE OF 575.00 FEET; THENCE SOUTH 82°14'43" EAST, ALONG THE SOUTH LINE OF BLOCK 23 OF SAID PLAT, A DISTANCE OF 101.80 FEET; THENCE NORTH 86°39'32" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 139.79 FEET; THENCE SOUTH 03°20'28" EAST, ALONG THE EAST LINE OF SAID BLOCKS 24 AND 25, A DISTANCE OF 575.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 3.926 ACRES (171,030 SQUARE FEET), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "DELRAY CHEVROLET" AND FURTHER DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- TRACTS B-1, B-2 AND B-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.
- TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR DELRAY CHEVROLET, ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS TRACT SERVING ADJUTING PROPERTIES FOR INGRESS, EGRESS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY CHEVROLET, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 30th DAY OF April, 2019.

GRIECO MOTORS LLC  
 A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: *[Signature]* BY: *[Signature]*  
 PRINT NAME: *[Name]* MEMBER

WITNESS: *[Signature]*  
 PRINT NAME: *[Name]*

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 PROVIDENCE  
 BEFORE ME PERSONALLY APPEARED *Michael A. Grieco*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF GRIECO MOTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF April, 2019.

MY COMMISSION EXPIRES: 4-24-21 NOTARY PUBLIC *[Signature]*  
*Jeanne St Germain*  
 PRINT NAME: *[Name]*

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

I, *Michael Weiner*, 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 GRIECO MOTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2018; 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.

DATE: 5-6-2019 BY: *[Signature]*  
 MICHAEL WEINER, ESQ., ATTORNEY AT LAW  
 MEMBER OF THE FLORIDA BAR  
 NUMBER 265251

**CITY OF DELRAY BEACH APPROVAL OF PLAT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

THIS PLAT OF "DELRAY CHEVROLET", AS APPROVED ON THE 21st DAY OF May, 2019, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

*[Signature]* DEVELOPMENT SERVICES DIRECTOR  
*[Signature]* CHAIRPERSON PLANNING & ZONING BOARD  
*[Signature]* CITY ENGINEER  
*[Signature]* FIRE MARSHAL  
*[Signature]* CITY UTILITIES DIRECTOR

**REVIEWING SURVEYOR'S STATEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 5/7/19 *[Signature]*  
 DAVID PAUL LINDLEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NO. LS 5005  
 STATE OF FLORIDA  
 CAULFIELD & WHEELER, INC. LB #3591

**LOCATION MAP**  
 NOT TO SCALE

**SITE DATA:**

TRACT A	160,653 SQUARE FEET
TRACT B-1	5729 SQUARE FEET
TRACT B-2	134 SQUARE FEET
TRACT B-3	134 SQUARE FEET
TRACT C	4380 SQUARE FEET
TOTAL	171,030 SQUARE FEET

**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 07°45'17" EAST, ALONG THE EAST LINE OF STATE ROAD NO. 5, ACCORDING TO PALM BEACH COUNTY CONTROL MONUMENTS, "DIXIE LAMATRA" AND "McCARTHY". ALL DISTANCES SHOWN ARE GROUND DISTANCES. A SCALE FACTOR OF 1.0000469 WAS APPLIED.
- 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.
- 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.
- 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 SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, A REPLAT OF PORTIONS OF "DEL RATON PARK" (P.B. 14, PGS. 9 & 10, P.B.-C.R.) SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.

**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) 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 THE CITY OF DELRAY BEACH.

DATE: 4-29-2019 *[Signature]*  
 JEFF S. HODAPP,  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

GRIECO MOTORS LLC REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR

