

167

# "DELRAY SHELL PLAT"

A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH-PALM BEACH COUNTY-FLORIDA

PREPARED BY

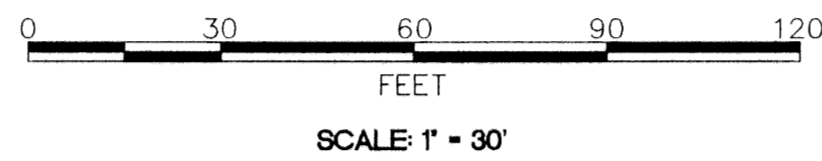
## PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

(305) 572-1777  
FAX NO.: (305) 572-1778

NOVEMBER 1994

GRAPHIC SCALE



### LEGAL DESCRIPTION

A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SAID CORNER BEING IN THE CENTERLINE OF RIGHT-OF-WAY OF CONGRESS AVENUE AS NOW LAID OUT AND IN USE; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 39 SECONDS EAST ALONG SAID CENTERLINE AND WEST LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 455.06 FEET TO A POINT BEING IN THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-806, AS NOW LAID OUT AND IN USE; THENCE RUN NORTH 55 DEGREES 30 MINUTES 41 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 110.41 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE ON THE PRECEDING DESCRIBED COURSE A DISTANCE OF 3.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A PARTIAL CENTRAL ANGLE OF 04 DEGREES 38 MINUTES 12 SECONDS AND A RADIUS OF 1857.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 150.28 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 51 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 153.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD ATLANTIC AVENUE; THENCE RUN SOUTH 49 DEGREES 35 MINUTES 21 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 65.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 22 DEGREES 40 MINUTES 00 SECONDS AND A RADIUS OF 180.50 FEET; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 71.41 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 72 DEGREES 15 MINUTES 21 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 46.71 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES 57 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 21.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE; THENCE RUN NORTH 00 DEGREES 10 MINUTES 39 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 109.41 FEET TO A POINT; THENCE RUN NORTH 27 DEGREES 46 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 44.16 FEET TO THE POINT OF BEGINNING. (CONTAINING: 27,558 SQUARE FEET = 0.6327 ACRES)

### DEDICATION

STATE OF Texas ss  
COUNTY OF Harris

KNOW ALL MEN BY THESE PRESENTS: THAT SHELL OIL COMPANY, A Delaware CORPORATION, IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED

AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "DELRAY SHELL PLAT", AND FURTHER DEDICATES AS FOLLOWS: GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, .....

IN WITNESS WHEREOF, SAID SHELL OIL COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Agent AND THIS 4th DAY OF May 1995.

WITNESSES AS TO BOTH SIGNATURES

- 1) R.F. Dunphy  
R.F. Dunphy
- 2) R.L. Miller  
R.L. MILLER

### ACKNOWLEDGEMENT

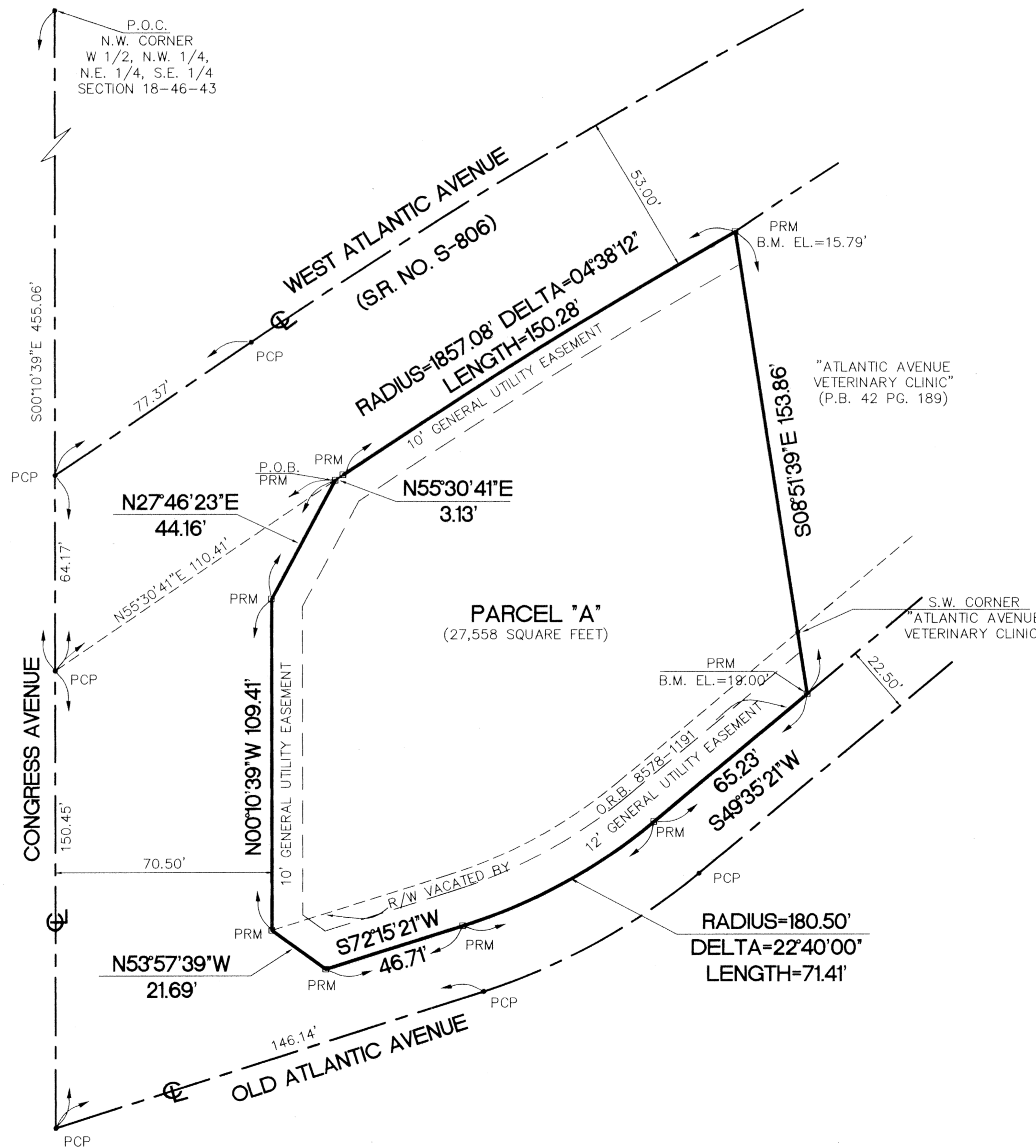
STATE OF Texas ss  
COUNTY OF Harris

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, E.D. Ellis AND D.B. ..., RESPECTIVELY, OF SHELL OIL COMPANY, TO ME WELL KNOWN TO BE THE OFFICERS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 4th DAY OF May 1995.

MY COMMISSION EXPIRES: Nov. 30, 1996 STATE OF Texas

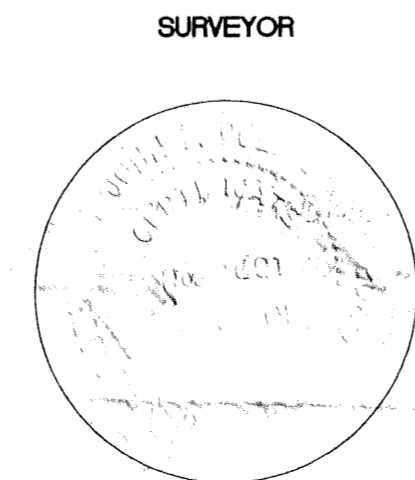
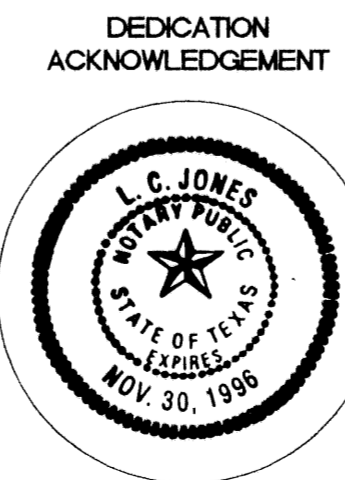
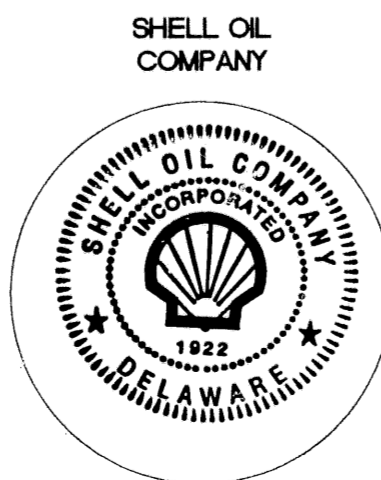
**E. D. ELLIS, GENERAL MANAGER  
CORPORATE REAL ESTATE  
SHELL SERVICES COMPANY  
AS AGENT FOR SHELL OIL COMPANY**



### SURVEYORS CERTIFICATION

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS AND ORDINANCES OF THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE SET THIS 8th DAY OF DECEMBER, 1994 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

John F. Pulice 11-1-94  
JOHN F. PULICE, PRESIDENT DATE  
REG. LAND SURVEYOR NO. 2691  
STATE OF FLORIDA



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:45 A.M., THIS 23 DAY OF AUGUST 1996 AND DULY RECORDED IN PLAT BOOK NUMBER 77, AT PAGE 167.  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT

BY: Dawn A. Martin  
DEPUTY CLERK

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF BROWARD

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY IS VESTED TO SHELL OIL COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 6/22/95 BY: Glendon Bellamy  
Asst. Vice Pres.

CITY OF DELRAY BEACH  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT OF "DELRAY SHELL PLAT" WAS APPROVED ON THE 11th DAY OF July, A.D. 1995 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

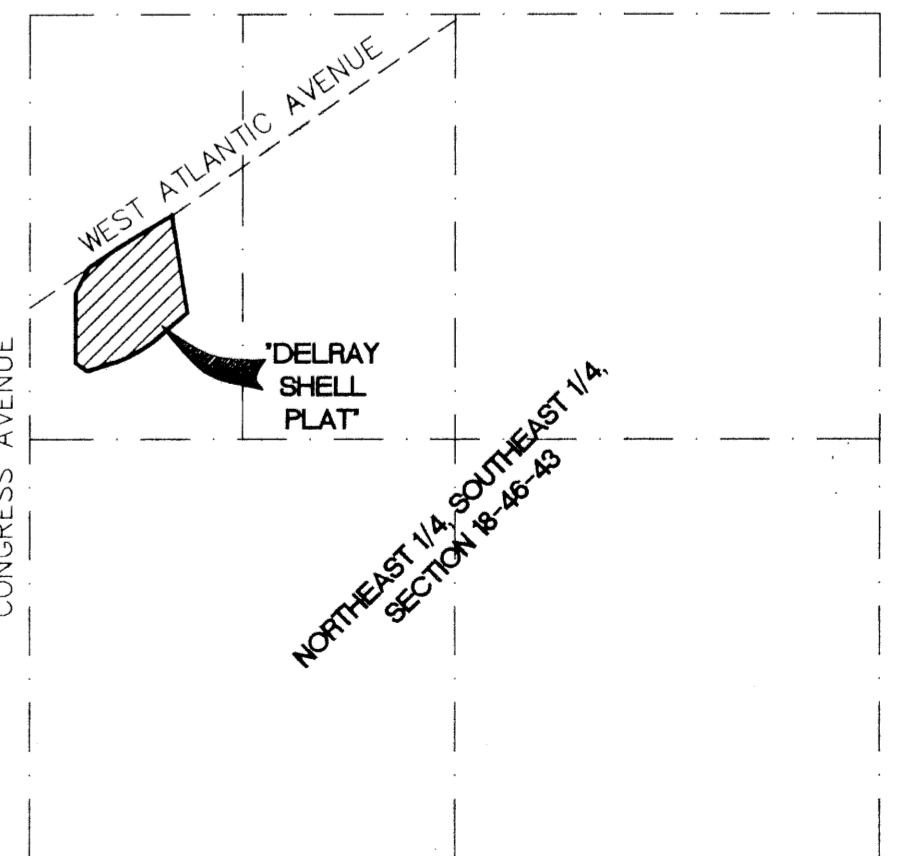
BY: [Signature] ATTEST: Olivia M. Huggins  
MAYOR CITY CLERK

BY: [Signature] BY: Randee S. Helder  
DIRECTOR, PLANNING AND ZONING CHAIRPERSON, PLANNING AND ZONING BOARD

BY: [Signature]  
CITY ENGINEER

### SURVEYORS NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE BEING N00°10'39"W.
- B.M. EL DENOTES: BENCH MARK ELEVATION.
- PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- PCP DENOTES: PERMANENT CONTROL POINTS.
- P.O.C. DENOTES: POINT OF COMMENCEMENT.
- P.O.B. DENOTES: POINT OF BEGINNING.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THE OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PAVING AND DRAINAGE.
- ELEVATIONS ARE BASED ON N.G.V. DATUM, BENCH MARK OF ORIGIN: PALM BEACH COUNTY BENCH MARK NO. D-28, ELEVATION: 14.80 FEET.



LOCATION MAP  
SCALE: 1" = 300'

SUBDIVISION # Delray Shell  
BOOK 77 PAGE 167  
FLOOD ZONE -  
GUAD # -  
SE -  
PUD NAME CITY OF DELRAY