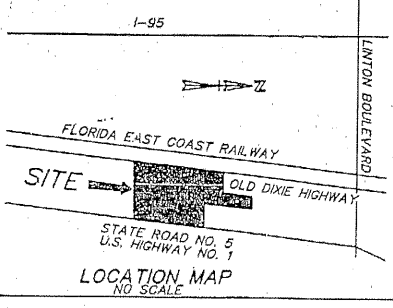


14



# PLAT OF DELRAY LINCOLN MERCURY PLAT No. 2

BEING A REPLAT OF TRACT A AND TRACT B, DELRAY LINCOLN MERCURY, PLAT BOOK 69 PAGES 107 AND 108, AND A PORTION OF TRACTS No. 3A AND No. 4A OF REVISED PLAT OF PORTIONS OF SECTION 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PLAT BOOK 18 PAGE 53, AND A REPLAT OF PART OF LOT 3, SUBDIVISION OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PLAT BOOK 1, PAGE 4.

## SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:50 AM  
this 27 day of February 1998  
and duly recorded in Plat Book No. 88  
on page 14-15  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Dawn G. ...

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY, INC. A FLORIDA CORPORATION, OWNS OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTIONS 28 & 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

TRACTS A AND B, DELRAY LINCOLN MERCURY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGES 107 AND 108 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### AND TOGETHER WITH:

THAT PART OF TRACT NO. 3A AND TRACT NO. 4A OF REVISED PLAT OF PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S 0° 0' 40" E, ALONG THE WEST LINE OF SAID SECTION 28, 53.06 FEET TO A LINE 23.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28; THENCE S 87° 14' 52" E, ALONG SAID PARALLEL LINE 23.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, 283.98 FEET TO THE NORTH LINE OF SAID TRACT 3A AND THE POINT OF BEGINNING; THENCE CONTINUE S 24° 44' 52" W, 348.98 FEET TO THE SOUTH LINE OF SAID TRACT 4A; THENCE N 87° 14' 52" W, ALONG SAID SOUTH LINE OF SAID TRACT 4A, 283.98 FEET TO THE SOUTH LINE OF SAID SECTION 28; THENCE S 87° 14' 52" W, ALONG SAID WEST LINE 23.00 FEET TO THE NORTH LINE OF SAID TRACT NO. 3A; THENCE S 87° 14' 52" E, ALONG SAID NORTH LINE, 0.88 FEET TO THE POINT OF BEGINNING.

### AND TOGETHER WITH:

ALL THAT PART OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF LOT 3 OF THE SUBDIVISION OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIES EAST OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY LESS THE WEST 30 FEET THEREOF FOR THE RIGHT OF WAY OF OLD DIXIE HIGHWAY.

CONTAINING 14.0448 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY LINCOLN MERCURY PLAT NO. 2 AND FURTHER DEDICATES AS FOLLOWS:

TRACTS A, B AND C ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACT D IS HEREBY DEDICATED TO THE COUNTY OF PALM BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES, THE RIGHT OF WAY IS DEDICATED TO THE PUBLIC FOR PUBLIC PURPOSES.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS.

ALL EASEMENTS SHOWN AS INCLUDED IN THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, OF THE ABOVE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1998.

SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY, INC.  
A FLORIDA CORPORATION

BY: Edwin H. Young  
PRESIDENT

WITNESS: Vicki Jackson

WITNESS: Edwin H. Young

### ACKNOWLEDGMENTS

SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY, INC.  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Edwin H. Young WHO IS PERSONALLY KNOWN TO ME OR WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HEY SAID EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL THIS 27 DAY OF January, 1998  
MY COMMISSION EXPIRES: \_\_\_\_\_

Richard S. Hunter  
NOTARY PUBLIC  
COMMISSION NO. \_\_\_\_\_

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON TRACTS A AND B OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1998.

Sharon Perkins  
WITNESS  
Walter D. Smith  
WITNESS

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Hurley D. Smith WHO IS PERSONALLY KNOWN TO ME OR WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ OF FORD MOTOR CREDIT, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL THIS 14 DAY OF January, 1998  
MY COMMISSION EXPIRES: \_\_\_\_\_

Michelle A. Hunter  
NOTARY PUBLIC  
NAME: Michelle A. Hunter  
COMMISSION NO. November 19, 2000

### SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.M.A.'S) PERMANENT REFERENCE 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 ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

John H. Slater  
SURVEYOR & MAPPER NO. 1314  
STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, GARY M. Glickman, 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 SOUTHEAST INVESTMENTS OF PALM BEACH COUNTY, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL INTERESTS NOT OTHERWISE RELEASED OF RECORD HAVE OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 1/7/98  
John H. Slater  
199671

### CITY APPROVALS:

THIS PLAT OF DELRAY LINCOLN MERCURY PLAT NO. 2 WAS APPROVED ON THE 6th DAY OF January, 1998, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

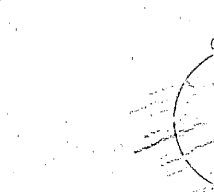
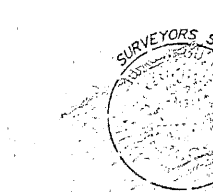
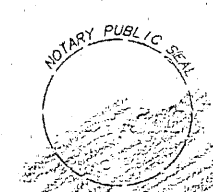
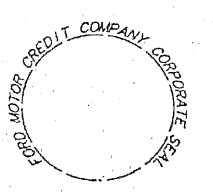
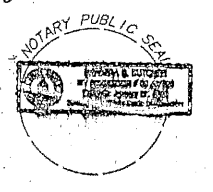
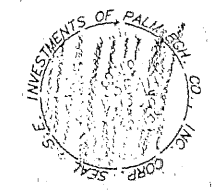
Ray Lopez  
CITY ENGINEER  
Bill Chueca  
DIRECTOR OF ENVIRONMENTAL SERVICES

### NOTES:

- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS PLAT.
- 3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST BEARING N 0° 0' 40" W.
- 4. THIS INSTRUMENT PREPARED BY JOHN H. SLATER IN THE OFFICE OF JOHN H. SLATER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501.

### LIST OF EXISTING DEDICATIONS AND ABANDONMENTS BY PREVIOUS INSTRUMENTS OR PLATS

- 1. ABANDONING OF EASEMENTS AND ALLEY RIGHTS OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 7387, PAGE 37.
- 2. SOUTHERN BELL AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 4374, PAGE 817 AND OFFICIAL RECORD BOOK 4344, PAGE 1048 AND SHOWN ON PLAT BOOK 69, PAGES 107 AND 108.
- 3. ADDITIONAL RIGHT OF WAY DEDICATED TO PALM BEACH COUNTY FOR DOCK HIGHWAY AS RECORDED IN OFFICIAL RECORD BOOK 7106, PAGE 1628 AND SHOWN ON PLAT BOOK 69, PAGES 107 AND 108.
- 4. INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 4675, PAGE 63 AND SHOWN ON PLAT BOOK 69, PAGES 107 AND 108.
- 5. FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 3012, PAGE 1051 AND SHOWN ON PLAT BOOK 69, PAGES 107 AND 108.
- 6. FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 0185, PAGE 351.
- 7. WATER DISTRIBUTION EASEMENTS AS SHOWN ON PLAT BOOK 69, PAGES 107 AND 108.



O'BRIEN, SUITER & O'BRIEN, INC.  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION #18153  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN H. SLATER  
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483  
(561) 276-4501 732-3279 FAX 276-2302

DATE	OCT. 1996	SCALE	1" = 50'
PLAT BOOK	PAGE NO.	ORDER NO.	95-554b