

SPANISH TRAIL - DOGWOOD TOWNHOMES

BEING A REPLAT OF LOT 130, 2ND SECTION, TROPIC ISLE AS RECORDED IN PLAT BOOK 24, PAGE 246

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



192

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 10:14 AM, this 17th day of April, 2000, and duly recorded in Plat Book 87, Pages 192 through 193.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: *[Signature]*

AREA TABULATION:	
LOT 1	5,627 SQ. FT. (0.129 ACS.)
LOT 2	2,848 SQ. FT. (0.066 ACS.)
LOT 3	4,492 SQ. FT. (0.103 ACS.)
TOTAL	12,967 SQ. FT. (0.298 ACS.)

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED GUY L. LAZZERI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF HOME FEDERAL BANK OF HOLLYWOOD, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 SEAL THIS 4th DAY OF February, 2000.
MY COMMISSION EXPIRES: *[Signature]*
[Signature]
Dorothy H. Wilken
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
I, JEFFREY E. LEVEY 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 MICHAEL L. MUCHA AND CAROLYN K. KLINE; 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 ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: February 4, 2000
[Signature]
JEFFREY E. LEVEY, ESQ.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY OF DELRAY BEACH

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT OF SPANISH TRAIL - DOGWOOD TOWNHOMES, WAS APPROVED ON THE 15th DAY OF February, A.D. 2000 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]* ATTEST: *[Signature]*
CITY CLERK:
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] CITY OF DELRAY BEACH FIRE MARSHAL
[Signature] CITY ENGINEER

REVIEWING SURVEYOR

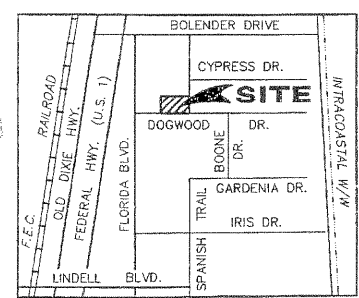
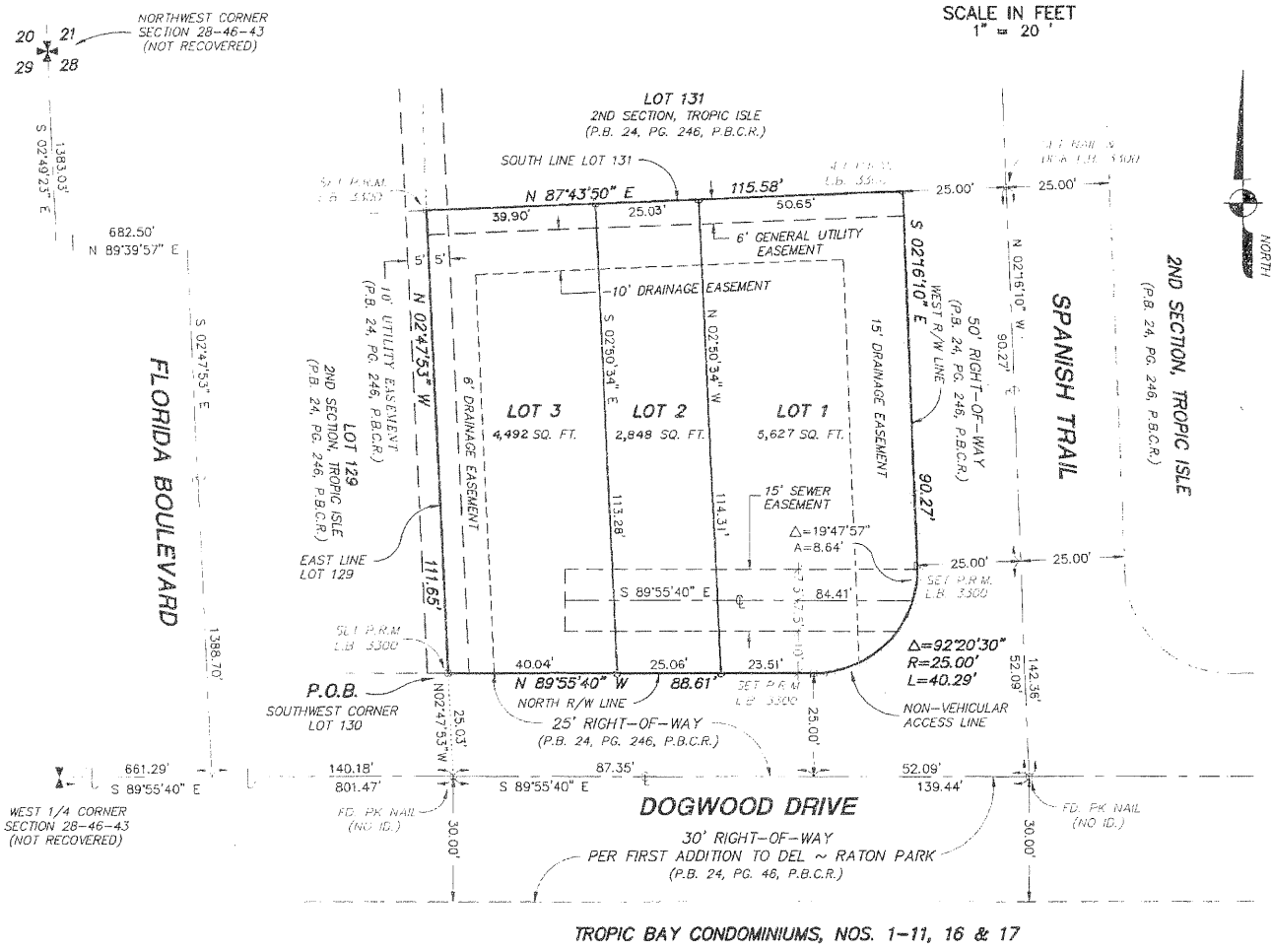
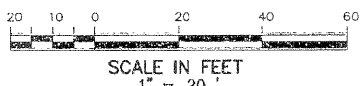
THIS PLAT HAS BEEN CHECKED FOR CLOSURE AND ACCURACY IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081(1), FLORIDA STATUTES.
BY: *[Signature]*
PAUL D. ENGLE, P.S.M.
FLORIDA REGISTRATION NO. 5708
O'BRIEN, SUITER & O'BRIEN
L.B. NO. 0353

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) 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 THE CITY OF DELRAY BEACH, FLORIDA.
[Signature]
KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JANUARY, 2000

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.



MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON 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 1132, AT PAGE 115, 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 CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF February, 2000

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
GUY L. LAZZERI
CHAIRMAN



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL L. MUCHA AND CAROLYN K. KLINE, OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF SPANISH TRAIL - DOGWOOD TOWNHOMES, BEING A REPLAT OF LOT 130, 2ND SECTION, TROPIC ISLE AS RECORDED IN PLAT BOOK 24, PAGE 246 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 130, 2ND SECTION, TROPIC ISLE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 246 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°47'53" WEST ALONG THE EAST PROPERTY LINE OF LOT 129 OF SAID PLAT, 111.65 FEET; THENCE NORTH 87°43'50" EAST ALONG THE SOUTH PROPERTY LINE OF LOT 131 OF SAID PLAT, 115.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF SPANISH TRAIL AS SHOWN ON SAID PLAT; THENCE SOUTH 02°16'10" EAST ALONG SAID RIGHT-OF-WAY LINE, 90.27 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°20'30" AND AN ARC DISTANCE OF 40.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, AS SHOWN ON SAID PLAT; THENCE NORTH 89°55'40" WEST ALONG SAID RIGHT-OF-WAY LINE, 88.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 12,967 SQUARE FEET, 0.298 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED FOR THE PURPOSE OF CONVEYING AND RETAINING STORMWATER TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MICHAEL L. MUCHA AND CAROLYN K. KLINE, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- 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.
- THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING SANITARY SEWER SERVICE TO LOT 1, LOT 2 AND LOT 3 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MICHAEL L. MUCHA AND CAROLYN K. KLINE, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, WE MICHAEL L. MUCHA AND CAROLYN K. KLINE DO HEREBY SET OUR HANDS AND SEALS THIS 8th DAY OF February, 2000

WITNESS: *[Signature]* BY: *[Signature]*
MICHAEL L. MUCHA
WITNESS: *[Signature]* BY: *[Signature]*
CAROLYN K. KLINE
WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED MICHAEL L. MUCHA AND CAROLYN K. KLINE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVER LICENSES AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF February, 2000.
MY COMMISSION EXPIRES: *[Signature]*

[Signature]
NOTARY PUBLIC

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - BEARINGS SHOWN HEREON ARE ASSUMED, BASED ON THE NORTH RIGHT-OF-WAY LINE OF DOGWOOD DRIVE HAVING A BEARING OF N 89°55'40" 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.
 - ABBREVIATION LEGEND: A = ARC LENGTH; AC = ACRES; Δ = CENTRAL ANGLE; C = CENTERLINE; FD = FOUND; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; L.B. = LICENSED BUSINESS; (P.) = PLAT; P.B. = PLAT BOOK; PG. = PAGE; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; R = RADIUS; R/W = RIGHT-OF-WAY; SEC. = SECTION; SQ. FT. = SQUARE FEET; O.R.B. = OFFICIAL RECORDS BOOK.
- SYMBOL LEGEND:**
- INDICATES 4" x 4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND OR SET AS NOTED.
 - INDICATES SET 5/8" IRON ROD WITH SURVEYOR'S CAP, L.B. 3300.
 - INDICATES A NON-VEHICULAR ACCESS LINE.