

KEY MAP N.T.S.

# DEL RATON PARK REPLAT NO. 1

A REPLAT OF A PORTION OF "DEL-RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10 AND A PORTION OF "TROPIC PALMS PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 99 THROUGH 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID LANDS LYING IN SECTIONS 29 AND 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY FLORIDA.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT OLEN COMMUNITIES, INC., A FLORIDA CORPORATION IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTIONS 29 AND 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF SAID SECTION 32, THENCE S 89° 44' 35" W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 495.46 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON SAID "TROPIC PALMS PLAT NO. 1" AND THE POINT OF BEGINNING; THENCE S 07° 44' 00" W, A DISTANCE OF 302.94 FEET; THENCE S 89° 44' 35" W ALONG A LINE PARALLEL WITH AND 300.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 128.79 FEET; THENCE S 00° 28' 25" E, A DISTANCE OF 362.81 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 32 OF SAID "DEL-RATON PARK"; THENCE N85°44'35"E ALONG THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 78.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (FEDERAL HIGHWAY); THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S82°09'36"E, HAVING A RADIUS OF 22876.30 FEET, A CENTRAL ANGLE OF 00°00'00", AN ARC DISTANCE OF 54.22 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL 15; THENCE N 79° 45' 25" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 400.33 FEET; THENCE N 03° 35' 38" E CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.02 FEET; THENCE N 79°45' 25" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 343.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF "OLD DIXIE HIGHWAY", AS SHOWN ON SAID PLAT, THENCE N07°45'05"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 71.22 FEET; THENCE N35°49'25"E ALONG THE CENTERLINE OF "DEL RATON BOULEVARD", AS SHOWN ON SAID PLAT, A DISTANCE OF 329.38 FEET; THENCE N 07° 45' 05" E, A DISTANCE OF 224.37 FEET; THENCE N 82° 14' 55" W, A DISTANCE OF 155.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF "OLD DIXIE HIGHWAY"; THENCE N 07° 45' 05" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 224.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF "LINDELL BOULEVARD", AS SHOWN ON SAID "TROPIC PALMS PLAT NO. 1"; THENCE S 82° 14' 55" E, ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE CENTERLINE OF SAID "LINDELL BOULEVARD", A DISTANCE OF 731.86 FEET; THENCE N 89° 44' 35" E, A DISTANCE OF 11.45 FEET TO A POINT OF INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE S 07° 44' 00" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 126.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 522,276 SQUARE FEET/11.99 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE DEL RATON PARK REPLAT NO. 1 AND FURTHER DEDICATES AS FOLLOWS:

#### 1. PARCELS A AND B

PARCELS A AND B ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP

#### 2. ADDITIONAL RIGHT-OF-WAY

TRACTS R AND R-1 ARE DEDICATED TO THE PUBLIC FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

#### 3. NON-VEHICULAR ACCESS LINE

THE NON-VEHICULAR ACCESS LINE ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS ACROSS SAID EASEMENT

#### 4. SIGN EASEMENTS

SIGN EASEMENTS ARE DEDICATED TO THE CITY OF DELRAY FOR THE PERPETUAL USE OF THE CITY OF DELRAY BEACH FOR SIGN PURPOSES.

#### 5. DELRAY BAY DRIVE

DELRAY BAY DRIVE IS HEREBY DEDICATED TO OLEN COMMUNITIES, INC., A FLORIDA CORPORATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID OLEN COMMUNITIES WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS, CONSTRUCT, MAINTAIN, OPERATE AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT AND DELRAY BAY DRIVE IS HEREBY FURTHER DEDICATED FOR INGRESS AND EGRESS FOR THE OWNER OF PARCEL "B" OF THIS PLAT

#### ALONG WITH THE FOLLOWING EASEMENTS

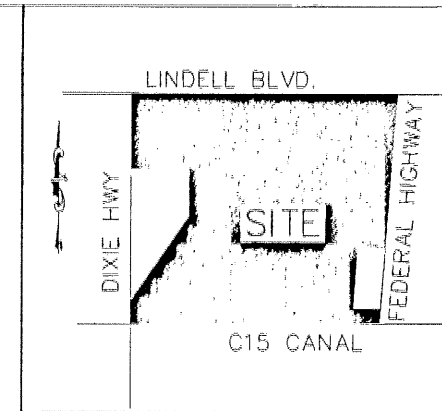
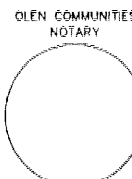
THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

THE SEWER AND WATER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER AND WATER MAINS

THE DRAINAGE EASEMENTS ARE DEDICATED TO THE OWNERS OF PARCELS "A" AND "B", THEIR SUCCESSORS, AND OR ASSIGNS FOR DRAINAGE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF THE OWNERS OF PARCEL A AND B. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2001.

WITNESS: Earl L. Brubninggen  
PRINT: EARL L. BRUBNINGGEN  
BY: Mark M. Hansen  
WITNESS: Michael J. Pettit  
PRINT: MICHAEL J. PETTIT  
OLEN COMMUNITIES, INC. A FLORIDA CORPORATION  
MARK M. HANSEN  
VICE PRESIDENT



LOCATION MAP N.T.S.

THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JULY - 2000

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:05 P.M.  
THIS 23<sup>RD</sup> DAY OF FEBRUARY  
A.D. 2001 AND DULY RECORDED  
IN PLAT BOOK 23 ON  
PAGES 174 AND 175  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: David P. Lindley  
DEPUTY CLERK

SHEET 1 OF 5

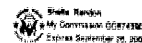


### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK HANSEN AS VICE PRESIDENT OF OLEN COMMUNITIES, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, 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 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 5<sup>TH</sup> DAY OF FEBRUARY, 2001.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Paul D. Exigle  
NOTARY PUBLIC



### CITY APPROVALS:

THIS PLAT OF THE "DEL RATON PARK REPLAT NO. 1" WAS APPROVED ON THE 16<sup>TH</sup> DAY OF JANUARY, 2001 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

BY: Barbara Chvite ATTEST: Barbara Chvite  
CITY CLERK  
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
Paul Bolger DIRECTOR OF PLANNING & ZONING  
Donald Lyman CHAIRPERSON  
Michael Pettit DIRECTOR OF ENVIRONMENTAL SERVICES  
W.S. Adams FIRE MARSHAL

### REVIEWING SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.08(1) FLORIDA STATUTES.

DATE: 2/15/01  
Paul D. Exigle JPSM  
PROFESSIONAL SURVEYOR AND MAPPER, REG # 6708  
STATE OF FLORIDA

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, Drake Batchelder, 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 IN OLEN COMMUNITIES, INC. A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD

DATED: 2/5/2001  
Drake Batchelder  
DRAKE BATCHELDER, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### 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 THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC 177.05(1)(b), THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 2/7/01  
David P. Lindley  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

