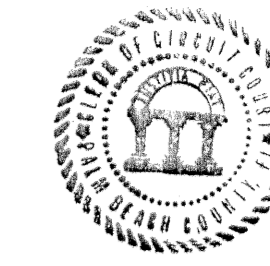


# CARLSON/BLACK PLAT

A PORTION OF THE S.W. 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
OCTOBER, 2001



# 58

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 12:35 p.m.  
THIS 20<sup>th</sup> DAY OF January  
AD, 2002 AND DULY RECORDED  
IN PLAT BOOK 93 ON PAGES  
58 AND 59

DOROTHY H. WILKEN,  
CLERK OF CIRCUIT COURT  
BY *[Signature]*

SHEET 1 OF 2

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT B.C. PROPERTIES AND INVESTMENTS, L.L.C., A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN THE S.W. 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THE WEST ONE HALF (W1/2) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR WEST ATLANTIC AVENUE (STATE ROAD 806) AS SHOWN IN ROAD PLAT BOOK 3, PAGE 27 AND AS DESCRIBED IN OFFICIAL RECORD BOOK 4671, PAGE 526, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 219,729 SQUARE FEET OR 5.044 ACRES, MORE OR LESS.

HAS CAUSED THE SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE CARLSON/BLACK PLAT AND FURTHER DEDICATES AS FOLLOWS:

LOTS "1" AND "2" ARE HEREBY RESERVED TO THE OWNERS FOR PROPER PURPOSES;

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

UTILITY 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 AND TELEPHONE LINES. UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE GAS OR ELECTRIC OR OTHER UTILITY. IN EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED OR TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.)

THE 24 FOOT INGRESS AND EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR THE PURPOSE OF INGRESS AND EGRESS THROUGH LOT 1 TO LOT 2 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF LOT 1.

TRACT "A" CONTAINING 1397 SQUARE FEET IS ADDITIONAL RIGHT-OF-WAY IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

All property owners on this plat are hereby granted the rights set forth in, subject in all respects to the requirements of, that certain reciprocal parking agreement dated November 28, 2001, by B.C. Properties and Investments, L.L.C., a Florida Limited Liability Co., recorded December 17, 2001, in Official Records Book 13206, Page 30 & 31 Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, OF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS (VICE) PRESIDENT AND ATTESTED BY ITS 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 NOVEMBER, 2001.

B.C. PROPERTIES AND INVESTMENTS, L.L.C.  
A FLORIDA CORPORATION, LICENSED TO DO  
BUSINESS IN FLORIDA

ATTEST: *William L. Black*  
PRINT NAME **WILLIAM L. BLACK**  
TITLE **PRESIDENT**

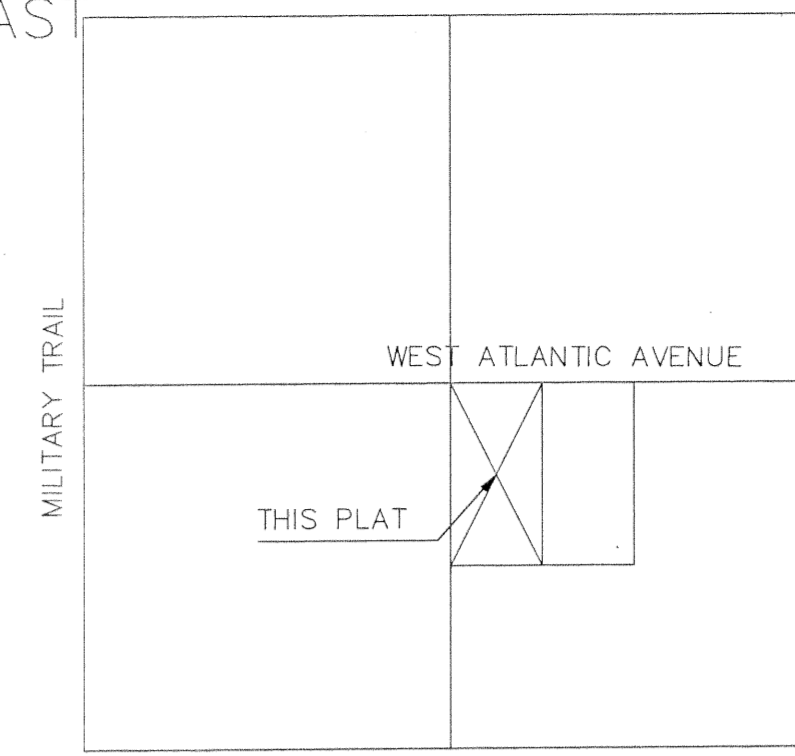
BY: *Larry Carlson*  
PRINT NAME **Larry Carlson**  
TITLE **VICE PRESIDENT**

### TITLE CERTIFICATION:

I, LAWRENCE M. PRESSER 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 IS VESTED TO B.C. PROPERTIES AND INVESTMENTS, L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGEES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: October 30, 2001

*Lawrence M. Presser*  
LAWRENCE M. PRESSER  
ATTORNEY AT LAW  
LICENSED IN THE STATE OF FLORIDA



LOCATION MAP  
NOT TO SCALE

### CITY OF DELRAY BEACH APPROVALS:

THIS PLAT OF THE CARLSON/BLACK PLAT AS APPROVED ON THE 2<sup>nd</sup> DAY OF October, A.D. 2001 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

*Daniel W. Schmidt*  
MAYOR

*Barbara Davis*  
ATTEST  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

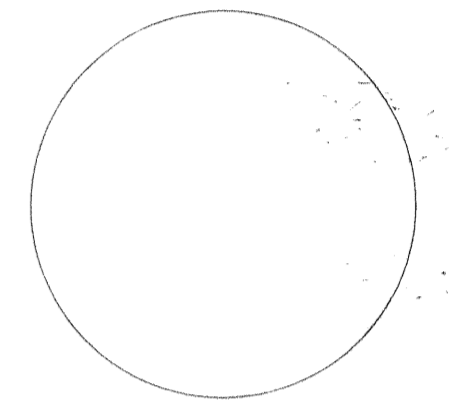
*Paul Darling*  
DIRECTOR OF PLANNING AND ZONING

*[Signature]*  
CHAIRPERSON, PLANNING AND ZONING

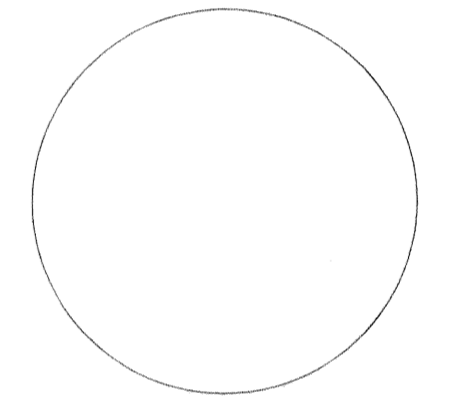
*Ronald A. Keyland*  
CITY ENGINEER

*W.S. Adams*  
FIRE MARSHAL

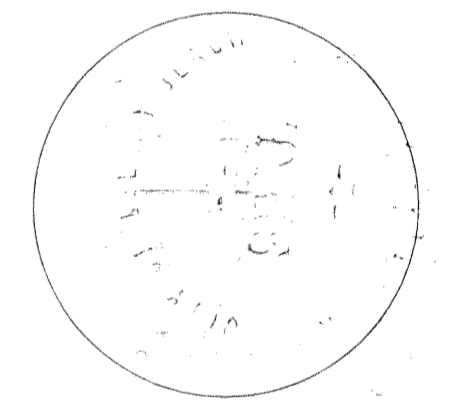
*Richard C. Haddo*  
DIRECTOR OF ENVIRONMENTAL SERVICES



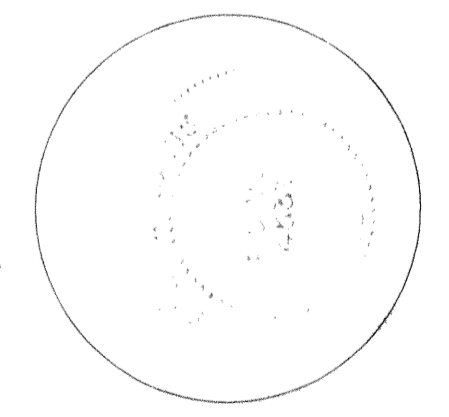
SEAL  
B.C. PROPERTIES & INVESTMENTS, L.L.C.  
A FLORIDA CORPORATION



SEAL  
REVIEWING SURVEYOR



SEAL  
CITY OF DELRAY BEACH



SEAL  
SURVEYOR

### SURVEYORS NOTES:

- BUILDING SETBACKS SHALL CONFORM TO CITY OF DELRAY BEACH ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL UTILITY EASEMENTS BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 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 THIS COUNTY.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THIS INSTRUMENT WAS PREPARED BY PAUL A. DAVIS 201 S.E. 15TH TERRACE SUITE 103A DEERFIELD BEACH, FLORIDA 33441

### CORPORATE ACKNOWLEDGMENT:

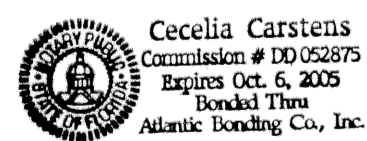
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LARRY CARLSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS (VICE) PRESIDENT OF B.C. PROPERTIES AND INVESTMENTS, L.L.C., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORGOING 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 NOVEMBER, 2001.

MY COMMISSION EXPIRES:

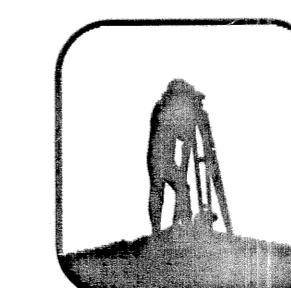
*[Signature]*  
NOTARY PUBLIC



### REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF CARLSON/BLACK PLAT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

*Paul D. Engle*  
PAUL D. ENGLE P.S.M.  
LICENSE NO. 5708  
STATE OF FLORIDA  
OBRIEN, SUITER & OBRIEN, INC.  
CERTIFICATE OF AUTHORIZATION LB 353



## DAVIS ASSOCIATES, INC.

LB #0002187  
Consulting Civil and Environmental Engineers \* Land & Site Planning \* Sanitary Sewer Systems \* Water System \* Drainage Design \* Paving Design  
201 S.E. 15TH TERRACE - SUITE 103A - DEERFIELD BEACH, FL 33441  
Phone: (954) 698-9101 fax: (954) 698-9722

Subdivisions & Condominiums \* Land & Site Planning \* Sanitary Sewer Systems \* Water System \* Drainage Design \* Paving Design  
Lot Surveys \* Mortgage Surveys \* Acreage Surveys \* Topographic Surveys \* Record Plats \* Condominium Plats \* Construction Layout