

20170082348

52

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:20 AM A.M.
THIS 14 DAY OF FEBRUARY
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 123 ON
PAGES 52 THRU 53.
SHARON R. BUCK
CLERK AND CONTROLLER
BY: [Signature]
DEPUTY CLERK

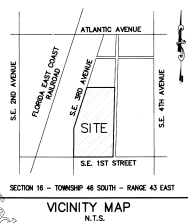
SHEET 1 OF 2



METROPOLITAN AT DELRAY

BEING A REPLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK 93 OF RE-SUBDIVISION OF BLOCK 93 CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. UNDELEY, P.L.S.
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT METROPOLITAN AT DELRAY BEING A REPLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93 CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33, THENCE ALONG THE NORTH LINE OF SAID LOT 33, NORTH 89°12'27" EAST, A DISTANCE OF 82.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, THENCE ALONG THE EAST LINE OF SAID LOTS 20 THROUGH 33, SOUTH 01°00'00" EAST, A DISTANCE OF 162.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25, THENCE ALONG THE SOUTH LINE OF SAID LOT 20 AND THE SOUTH LINE OF SAID BLOCK 93, SOUTH 89°12'27" WEST, A DISTANCE OF 150.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 93, THENCE ALONG THE WEST LINE OF LOTS 20 THROUGH 33 AND SAID BLOCK 93, THE FOLLOWING TWO (2) CURVES: NORTH 01°00'00" WEST, A DISTANCE OF 81.27 FEET, THENCE NORTH 07°00'00" EAST, A DISTANCE OF 247.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 40.463 SQUARE FEET/0.928 ACRES, MORE OR LESS.
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS METROPOLITAN AT DELRAY AND FURTHER DEDICATES AS FOLLOWS:

- 1. PARCEL A**
PARCEL A, HEREIN BY THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- 2. TRACT RW**
TRACT RW IS DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:
THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
THE SEMI EASEMENT SHOWN HEREON IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF SEMI MAINS.
GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, SEWER, DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.
DRAINAGE EASEMENTS (D.E.) ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNERS OF PARCEL A, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBERS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF FEBRUARY, 2017.

THE METROPOLITAN AT DELRAY, LLC
FLORIDA LIMITED LIABILITY COMPANY
STATE OF FLORIDA
WITNESSED BY: [Signature]
MICHAEL WORTON
AUTHORIZED MEMBER
WITNESSED BY: [Signature]
BRADLEY WORTON
AUTHORIZED MEMBER

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MICHAEL WORTON AND BRADLEY WORTON WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS DEDICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS THE AUTHORIZED MEMBERS OF THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF FEBRUARY, 2017.
MY COMMISSION EXPIRES 1-10-2018
COMMISSION NUMBER 15124946
[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME

CITY APPROVALS:
THIS PLAT OF METROPOLITAN AT DELRAY WAS APPROVED ON THE 14 DAY OF FEBRUARY, A.D. 2017 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
WITNESSED BY: [Signature] ATTEST: [Signature]
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature]
DIRECTOR OF PLANNING & ZONING
[Signature]
CITY ENGINEER
[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

TITLE CERTIFICATION:
COUNTY OF PALM BEACH
STATE OF FLORIDA
I, HENRY HANDLER, 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 TO THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREJUDICE THE OPERATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: Jan. 19, 2017
HENRY HANDLER, ESQ.
WIT: H. HANDLER, P.A.
ATTORNEY AT LAW
LICENSED IN FLORIDA

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	37,457	0.861
TRACT RW	2,865	0.066
TOTAL	40,322	0.927

REVIEWING SURVEYOR'S CERTIFICATE:
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 METROPOLITAN AT DELRAY AS REQUIRED BY CHAPTER 177.08(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.08(1), FLORIDA STATUTES.
DATE: 1/26/2017
JOHN T. OGDON, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #4409
STATE OF FLORIDA
ARMOR & ASSOCIATES, INC. 18 4030
2500 N.W. 10TH AVENUE, SUITE 102
BOCA RATON, FL 33432

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.) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.08(6); 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.
DATE: 1-23-17
DAVID P. UNDELEY, P.L.S.
REGISTERED SURVEYOR #5005
STATE OF FLORIDA
LR #5051

THE METROPOLITAN AT DELRAY, LLC

THE METROPOLITAN AT DELRAY, LLC

REVIEWING SURVEYOR

CITY OF DELRAY BEACH

SURVEYOR

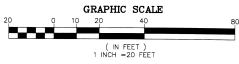


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METROPOLITAN AT DELRAY

BEING A REPLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK 93 OF RE-SUBDIVISION OF BLOCK 93 CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

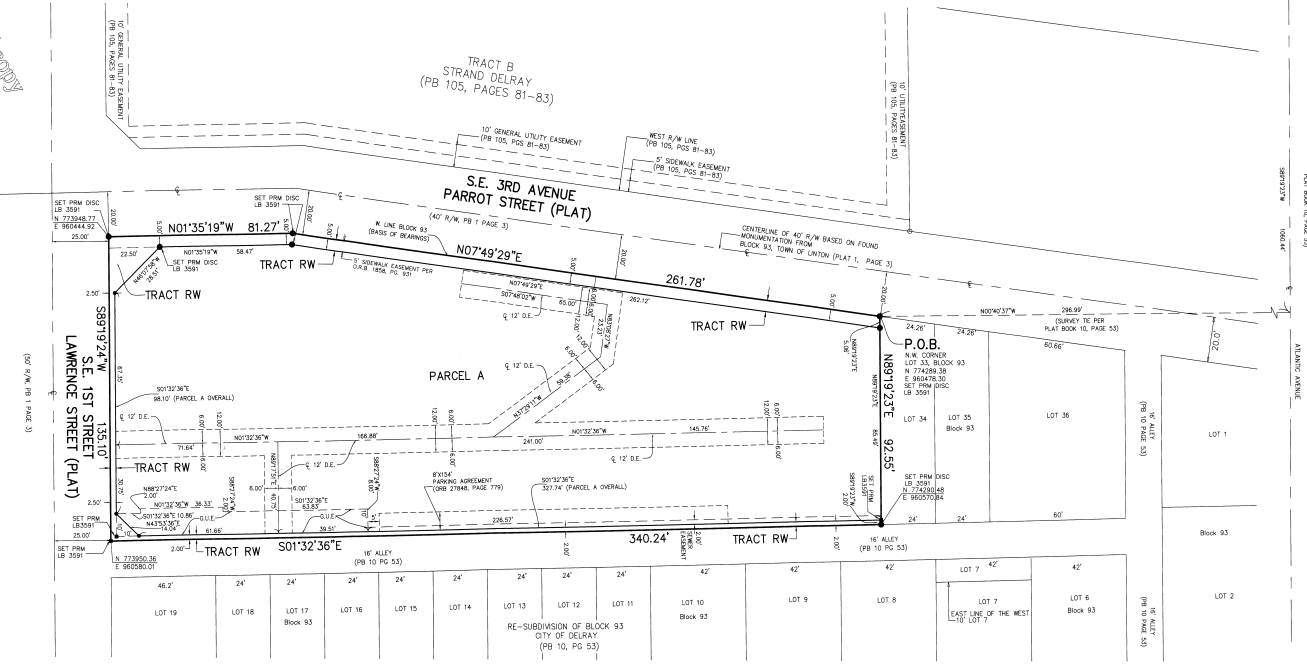
THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDELEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7800 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT
THIS DAY OF
A.D. 2017 AND DAILY RECORDED
IN PLAT BOOK
PAGES THRU
SHARON R. BOOK
CLERK AND CONTROLLER
BY DEPUTY CLERK

SHEET 2 OF 2



SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONFLICT, 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 THE EXCEPTIONS BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS. THERE SHALL BE NO BUILDINGS OR ANY PART OF CONSTRUCTION PLACES OR WITHIN, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. EXCEPT AS PERMITTED THROUGH THE CITY OF DELRAY BEACH, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY OCCUPYING SAID EASEMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BEARINGS AND RELATIVE TO A GRID BEARING OF N07°49'29"E ALONG THE WEST LINE OF BLOCK 93.
- PERMANENT REFERENCE MONUMENT MARKED N 3591.
- S.F. - DENOTES SQUARE FEET.
- Q - DENOTES CENTERLINE.

- D.E. - DRAINAGE EASEMENT.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- FPL - FLORIDA POWER AND LIGHT COMPANY.
- S.U.E. - DENOTES GENERAL UTILITY EASEMENT.
- P.L.S. - PROFESSIONAL LAND SURVEYOR.
- ALL RECORDING INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "NOTED" THIS PLAT IS RECORDED IN ITS GRAPHIC FORM IN THE OFFICIAL RECORDS OF THE SUBDIVISION LANDS DEPARTMENT AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.
- NAD - NORTH AMERICAN DATUM.
- NTS - NOT TO SCALE.
- C.O.B. - CENTERS OFFICIAL RECORDS BOOK.
- PB - PLAT BOOK.
- PAGE - PAGES.
- S.E. - SEWER EASEMENT.
- W.E. - WATER EASEMENT.
- SET 5/8" R/CAP LB 3591.
- FOAM.
- P.O.B. - POINT OF BEGINNING.
- R/W - RIGHT-OF-WAY.

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	37,497	0.861
TRACT RW	2,168	0.050
TOTAL	40,463	0.929

NOTES

COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = 25 SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000467
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREIN ARE RELATIVE TO A GRID
BEARING ALONG THE NORTH LINE BLOCK 93 RE-SUBDIVISION OF
BLOCK 93, CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA
AS RECORDED IN PLAT BOOK 10, PAGES 52.
COORDINATES SHOWN ON THIS PLAT
MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS
OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.