

# "LAKE IDA ROAD CHURCH OF CHRIST PLAT"

A REPLAT OF "LAKE IDA ROAD CHURCH OF CHRIST", PLAT BOOK 70, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY; BEING A PLAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

"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 THE PALM BEACH COUNTY.

## DEDICATION :

KNOW ALL MEN BY THESE PRESENTS: THAT "CHURCH OF CHRIST AT 125 SW 15TH AVENUE INC", A FLORIDA NOT-FOR-PROFIT CORPORATION, THE OWNER OF THE LAND SHOWN ON THIS PLAT OF "LAKE IDA ROAD CHURCH OF CHRIST PLAT", BEING A REPLAT OF LAKE IDA ROAD CHURCH OF CHRIST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST THAT LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF LAKE IDA ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6035, PAGE 491, AS SHOWN ON THE PALM BEACH COUNTY ENGINEERING DEPARTMENT RIGHT-OF-WAY, ACQUISITION MAP NO. 90502, AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 6035, PAGE 491 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 226,016 SQUARE FEET, OR 5.19 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LAKE IDA ROAD CHURCH OF CHRIST PLAT AND FURTHER DEDICATES AS FOLLOWS:

TRACTS "1" AND "2" ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:

GENERAL UTILITY EASEMENTS  
GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

CROSS ACCESS EASEMENT  
A CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS OVER TRACT 2 IS HEREBY GRANTED TO THE OWNERS, AND SUCCESSORS AND ASSIGNS OF TRACT 1.

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

PRIVATE SEWER EASEMENT  
A PERPETUAL SANITARY SEWER EASEMENT IS GRANTED TO THE OWNERS OF TRACT 1, ITS SUCCESSORS, AND/OR ASSIGNS, THE MAINTENANCE OF WHICH AT ALL TIMES SHALL REMAIN WITH THE OWNERS OF TRACT 1, ITS SUCCESSORS, AND/OR ITS ASSIGNS WITHOUT ANY RECOURSE OF ANY NATURE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 \_\_\_\_\_, 2025.

CHURCH OF CHRIST AT 125 SW 15TH AVENUE INC.  
(A FLORIDA NOT-FOR-PROFIT CORPORATION)

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT:

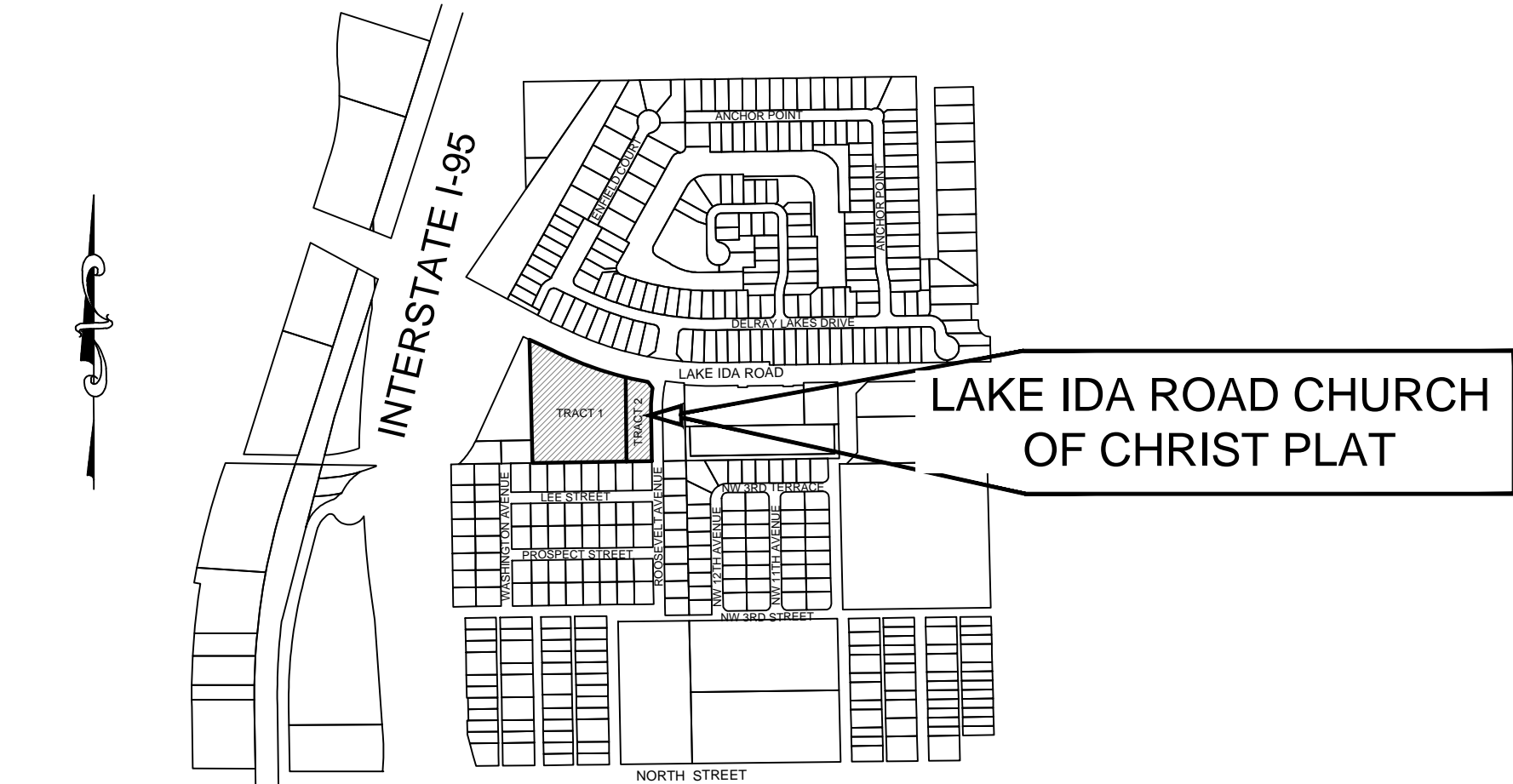
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY:  
AS \_\_\_\_\_ OF CHURCH OF CHRIST AT 125 SW 15TH AVENUE INC, A CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME \_\_\_ OR WHO HAS PRODUCED \_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

(seal)

NOTARY PUBLIC, STATE OF FLORIDA



PORTION OF SECTIONS 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA.

## LOCATION MAP NOT TO SCALE

### SURVEYOR & MAPPER'S NOTES:

- 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 OTHERS EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- 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 AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 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 OVER THE LANDS WITHIN THIS PLAT.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF ROOSEVELT AVENUE, SAID LINE BEARING S 00°47'36" E.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, 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. 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.

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, DONALD J. DOODY, 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 CHURCH OF CHRIST AT 125 SW 15TH AVENUE INC, A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE MORTGAGES 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: \_\_\_\_\_

DONALD J. DOODY, ESQ  
ATTORNEY-AT-LAW IN FLORIDA  
BAR NUMBER: 270547

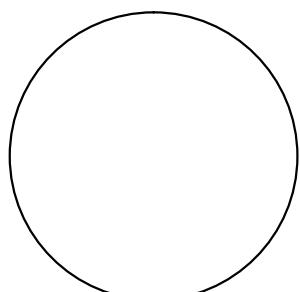
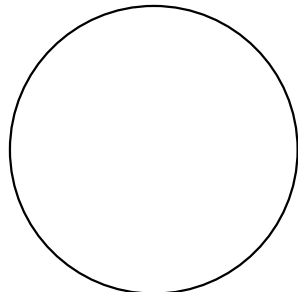
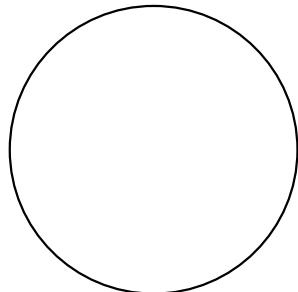
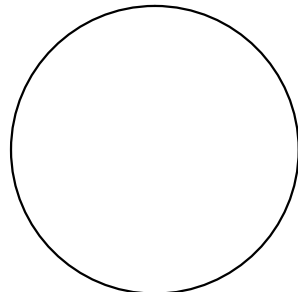
CHURCH OF CHRIST AT  
125 SW 15TH AVE INC.

BY: \_\_\_\_\_  
JOHN E. KUJAR, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER # 6711 STATE OF FLORIDA

CITY OF DELRAY BEACH

REVIEWING SURVEYOR

SURVEYOR

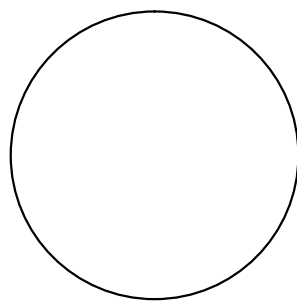


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2025  
AND DULY RECORDED IN PLAT BOOK  
NO. \_\_\_\_\_, ON PAGES \_\_\_\_\_  
THROUGH \_\_\_\_\_.

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER



SHEET 1 OF 2

## TABULAR DATA

| NAME    | SQUARE FEET | ACRES |
|---------|-------------|-------|
| TRACT 1 | 187,601     | 4.31  |
| TRACT 2 | 38,415      | 0.88  |
| TOTAL   | 226,016     | 5.19  |

## CITY APPROVALS:

THIS PLAT OF "LAKE IDA ROAD CHURCH OF CHRIST PLAT" AS APPROVED ON THE \_\_\_\_\_DAY OF \_\_\_\_\_, A.D. 2025 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR UTILITIES DIRECTOR

CITY ENGINEER FIRE MARSHAL

## 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 LAKE IDA ROAD CHURCH OF CHRIST PLAT, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: \_\_\_\_\_  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
REG # 4409 STATE OF FLORIDA  
AVIROM & ASSOCIATES, INC. LB # 3300  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 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.'S) AND MONUMENTS ACCORDING TO SECTION 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.

BASELINE LAND SURVEY, LLC.  
1400 NW 1ST COURT, BOCA RATON, FLORIDA 33432



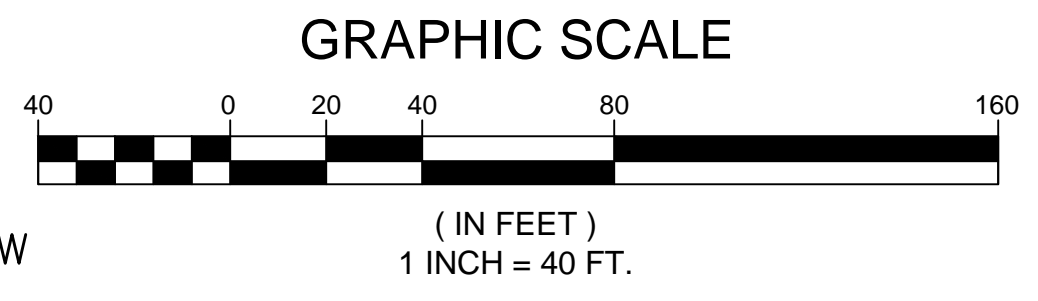
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THIS INSTRUMENT PREPARED BY  
JOHN E. KUJAR, P.S.M. NO. 6711  
OF  
BASELINE LAND SURVEY LLC  
1400 NW. 1st COURT,  
BOCA RATON, FLORIDA 33432  
CERTIFICATE OF AUTHORIZATION NO. LB. 8229  
Phone: (561)417-0700

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SHEET 2 OF 2



TABULAR DATA

| NAME    | SQUARE FEET | ACRES |
|---------|-------------|-------|
| TRACT 1 | 187,601     | 4.31  |
| TRACT 2 | 38,415      | 0.88  |
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LEGEND:

- CL — DENOTES CENTER LINE
- CB — DENOTES CHORD BEARINGS
- D — DENOTES ANGLE
- L — DENOTES ARC LENGTH
- R — DENOTES RADIUS
- PG. — DENOTES PAGE
- P.B. — DENOTES PLAT BOOK
- SQ.FT. — DENOTES SQUARE FEET
- SEC. — DENOTES SECTION CORNER
- G.U.E. — DENOTES GENERAL UTILITY EASEMENT
- U.E. — DENOTES UTILITY EASEMENT
- ✠ — DENOTES SECTION CORNER
- ORB — DENOTES OFFICIAL RECORDS BOOK
- P.R.M.— DENOTES PERMANENT REFERENCE MONUMENT, P.R.M. LB8229
- P.C.P.— DENOTES PERMANENT CONTROL POINT
- SECTION 8-46-43 — DENOTES SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST

