

UPTOWN ATLANTIC

Being a re-plat of a portion of Block 2, and a portion of the Alley, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida;  
a re-plat of a portion of MYRICK SUBDIVISION as recorded in Plat Book 10, Page 79 of said Public Records;  
a re-plat of a portion of Lot 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST as recorded in Plat Book 1, Page 4 of said Public Records;  
a re-plat of a portion of Block 5 and the Alley, SUBDIVISION OF BLOCK 5, DELRAY BEACH as recorded in Plat Book 23, Page 72 of said Public Records;  
and a re-plat of the Alley, Hiatus and a portion of Block 13, MAP of THE TOWN OF LINTON, FLORIDA as recorded in Plat Book 1, Page 3 of said Public Records  
Situata in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }SS

KNOW ALL MEN BY THESE PRESENTS: THAT DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS UPTOWN ATLANTIC, BEING A RE-PLAT OF A PORTION OF BLOCK 2, AND A PORTION OF THE ALLEY, BELAIR HEIGHTS AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A RE-PLAT OF A PORTION OF MYRICK SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 79 OF SAID PUBLIC RECORDS; A RE-PLAT OF A PORTION OF LOT 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 1, PAGE 4 OF SAID PUBLIC RECORDS; A RE-PLAT OF A PORTION OF BLOCK 5 AND THE ALLEY, SUBDIVISION OF BLOCK 5, DELRAY BEACH AS RECORDED IN PLAT BOOK 23, PAGE 72 OF SAID PUBLIC RECORDS; AND A RE-PLAT OF THE ALLEY, HIATUS AND A PORTION OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 3 OF SAID PUBLIC RECORDS; SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOT A, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

WEST 80 FEET OF THE EAST 300 FEET OF THE SOUTH 130 FEET OF THE NORTH 145 FEET OF LOT 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA IN O.R. BOOK 1049, PAGE 533, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 4 AND 5, SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, LESS THE RIGHT-OF-WAY FOR STATE ROAD 806 AS RECORDED IN O.R. BOOK 1061, PAGE 338, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF LOT 3, TOGETHER WITH THE WEST FIVE (5) FEET OF LOT 2, IN SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, LESS THE RIGHT-OF-WAY FOR STATE ROAD 806 AS RECORDED IN O.R. BOOK 1078, PAGE 309, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID TRACT BEING SUBJECT TO A RIGHT-OF-WAY TAKEN FOR ATLANTIC AVENUE (STATE ROAD NO. S-806) BY STATE OF FLORIDA DEPARTMENT ACCORDING TO THE RIGHT-OF-WAY MAP APPROVED BY THE STATE HIGHWAY ENGINEER ON OCTOBER 22, 1962, SECTION 93550-2601, SHEET 6 OF 8.

TOGETHER WITH:

EAST FORTY-FIVE (45) FEET OF LOT 2, IN SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, LESS THE RIGHT-OF-WAY FOR STATE ROAD 806 AS RECORDED IN O.R. BOOK 1078, PAGE 309, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID TRACT BEING SUBJECT TO A RIGHT-OF-WAY TAKEN FOR ATLANTIC AVENUE (STATE ROAD NO. S-806) BY STATE OF FLORIDA DEPARTMENT ACCORDING TO THE RIGHT-OF-WAY MAP APPROVED BY THE STATE HIGHWAY ENGINEER ON OCTOBER 22, 1962, SECTION 93550-2601, SHEET 6 OF 8.

TOGETHER WITH:

LOT 1, IN SUBDIVISION OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A/K/A MYRICK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THAT PORTION OF SAID LOT CONVEYED FOR ROAD RIGHTS-OF-WAY.

TOGETHER WITH:

SOUTH 50 FEET OF THE NORTH 195 FEET OF THE EAST 147 FEET OF THE EAST HALF OF LOT 9, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT OVER THE NORTH 10 FEET OF TRACT AS RECORDED IN OFFICIAL RECORDS BOOK 1006, PAGE 262, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RIGHT-OF-WAY FOR S.W 8TH AVENUE.

TOGETHER WITH:

LOTS 1, 2, 3 AND 4, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 12 AND 13, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 15, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 21, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 22, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 23, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 24, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 100 FEET OF THE NORTH 120 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (ALSO DESCRIBED AS LOT 1, IN BLOCK 13).

TOGETHER WITH:

SOUTH 65 FEET OF THE NORTH 185 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING 185 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 13 FOR A POINT OF BEGINNING: THENCE EAST 135 FEET; THENCE SOUTH 50 FEET; THENCE WEST 135 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 50 FEET OF THE NORTH 285 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 50 FEET OF THE NORTH 335 FEET OF THE WEST 135 OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING 335 FEET SOUTH FROM THE NORTHWEST CORNER OF BLOCK 13 FOR A POINT OF BEGINNING: THENCE EAST 135 FEET; THENCE SOUTH 50 FEET; THENCE WEST 135 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH 50 FEET OF THE NORTH 435 FEET OF THE WEST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 50 FEET OF THE NORTH 150 FEET OF THE EAST 135 FEET OF BLOCK 13, AND THE SOUTH 80 FEET OF THE NORTH 100 FEET OF THE EAST 150 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND COMMENCE 150 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 13 FOR THE POINT OF BEGINNING; THENCE WEST 135 FEET; THENCE SOUTH 50 FEET; THENCE EAST 135 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, AND SOUTH 50 FEET OF NORTH 250 FEET OF THE EAST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, AND COMMENCING 250 FEET SOUTH FROM THE NORTHEAST CORNER OF BLOCK 13 FOR A POINT OF BEGINNING; THENCE WEST 135 FEET; THENCE SOUTH 50 FEET; THENCE EAST 135 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING TWO HUNDRED FIFTY (250) FEET NORTH FROM THE SOUTHEAST CORNER OF BLOCK THIRTEEN (13) FOR A POINT OF BEGINNING; THENCE WEST, ONE HUNDRED THIRTY-FIVE (135) FEET; THENCE NORTH, FIFTY (50) FEET; THENCE EAST, ONE HUNDRED THIRTY-FIVE (135) FEET; THENCE SOUTH, FIFTY (50) FEET TO THE POINT OF BEGINNING, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

NORTH 50 FEET OF THE SOUTH 250 FEET OF THE EAST 135 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11, LESS THE NORTH TWENTY (20) FEET THEREOF, BLOCK 5, SUBDIVISION OF BLOCK 5, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE VACATED ALLEY NORTH OF AND ADJACENT TO LOT 1, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.FLORIDA.

TOGETHER WITH:

THE WEST HALF OF THE VACATED 14 FOOT AND 16 FOOT ALLEYS EAST OF AND ADJACENT TO LOTS 1 THROUGH 4, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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  
SEPTEMBER, 2015

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at \_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_, 2015,  
and duly recorded in Plat Book  
\_\_\_\_\_, Pages \_\_\_\_\_, through  
\_\_\_\_\_.  
\_\_\_\_\_.

SHARON R. BOCK  
Clerk and Comptroller  
By: \_\_\_\_\_D.C.

SHEET 1 OF 4

TOGETHER WITH:

THE VACATED 14 FOOT ALLEY WEST OF AND ADJACENT TO THE SOUTH 50 FEET OF THE NORTH 195 FEET OF THE EAST 147 FEET OF THE EAST ONE-HALF OF LOT 9, BLOCK 2, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING NORTHERLY OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

THE EAST HALF OF THE VACATED 14 FOOT ALLEY WEST OF AND ADJACENT TO THE SOUTH 50 FEET OF THE NORTH 195 FEET OF THE EAST 147 FEET OF THE EAST ONE-HALF OF LOT 9, BLOCK 2, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING SOUTHERLY OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 2, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

THE VACATED 16 FOOT EAST-WEST ALLEY OF BLOCK 5, SUBDIVISION OF BLOCK 5, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE VACATED ALLEY IN THE 600 BLOCK:

ALL OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 20 FEET THEREOF AND THE SOUTH 170 FEET THEREOF, LESS THE WEST 135.0 FEET THEREOF, LESS THE EAST 135.0 FEET THEREOF AND LESS THE EAST 150 FEET OF THE NORTH 100.0 FEET THEREOF.

LESS THE EAST 16.3 FEET OF THE SOUTH 80.56 FEET OF THE ABOVE DESCRIBED DESCRIPTION OF THE ALLEY.

TOGETHER WITH:

A HIATUS AREA DESCRIBED AS:

THE EAST 135.0 FEET OF BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA, NOW CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 300.0 FEET AND LESS THE SOUTH 300.0 FEET THEREOF.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, BELAIR HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01°21'49" W ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 9th AVENUE, 290.03 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 91°46'40"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 40.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93030-2506, SHEET 4 OF 9, REVISED MARCH 27, 2011; THENCE S 89°35'09" E ALONG SAID RIGHT-OF-WAY LINE, 264.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE; THENCE S 01°26'33" E ALONG SAID RIGHT-OF-WAY LINE, 132.05 FEET; THENCE S 89°32'40" W, 129.07 FEET; THENCE S 01°25'51" E, 94.99 FEET; THENCE N 89°32'40" E, 1.00 FOOT; THENCE S 01°25'51" E, 84.26 FEET; THENCE S 89°30'13" W ALONG THE SOUTH LINE OF SAID LOT 4 AND ITS EASTERLY EXTENSION, 162.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 9th AVENUE, BEING THE SOUTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 5, SUBDIVISION OF BLOCK 5, DELRAY BEACH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01°26'33" W ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE, 50.00 FEET TO THE NORTHERN CORNER OF SAID LOT 15; THENCE N 89°19'27" E ALONG THE NORTH LINE OF SAID LOT, 138.40 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE N 01°29'33" W, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 5 OF SAID SUBDIVISION OF BLOCK 5, DELRAY BEACH; THENCE S 89°19'27" W, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 138.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE; THENCE N 01°26'33" W ALONG SAID EAST RIGHT-OF-WAY LINE, 234.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93030-2506, SHEET 4 OF 9, REVISED MARCH 27, 2011; THENCE N 89°19'27" E ALONG SAID RIGHT-OF-WAY LINE, 277.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 7th AVENUE; THENCE S 01°29'33" E ALONG SAID RIGHT-OF-WAY LINE, 334.20 FEET; THENCE S 89°19'27" W ALONG THE SOUTH LINE OF LOTS 15 AND 24, OF SAID BLOCK 5, A DISTANCE OF 277.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 8th AVENUE, BEING THE SOUTHWEST CORNER OF SAID LOT 15 AND THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BLOCK 13 (BEING COINCIDENT WITH THE EAST LINE OF BLOCK 5) AND THE NORTH LINE OF THE SOUTH 170 FEET OF SAID BLOCK 13, MAP OF THE TOWN OF LINTON, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01°29'33" W ALONG SAID WEST LINE OF BLOCK 13, A DISTANCE OF 415.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93030-2506, SHEET 4 OF 9, REVISED MARCH 27, 2011; THENCE N 89°19'27" E ALONG SAID RIGHT-OF-WAY LINE, 302.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 6th AVENUE; THENCE S 01°32'15" E, ALONG SAID RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID BLOCK 13, A DISTANCE OF 384.45 FEET; THENCE S 89°19'50" W ALONG THE NORTH LINE OF THE SOUTH 200 FEET OF SAID BLOCK 13, A DISTANCE OF 151.30 FEET; THENCE S 01°31'00" E, 30.61 FEET TO THE NORTH LINE OF THE SOUTH 170 FEET OF SAID BLOCK 13; THENCE S 89°19'27" W ALONG SAID NORTH LINE, 151.36 FEET TO THE WEST LINE OF SAID BLOCK 13 AND THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 274,501.22 SQUARE FEET (6.302 ACRES), MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS UPTOWN ATLANTIC AND FURTHER DEDICATES AS FOLLOWS:

PARCELS A, D and F

PARCELS A, D and F AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

(CONTINUED ON SHEET 2 of 4)

# UPTOWN ATLANTIC

Being a re-plat of a portion of Block 2, and a portion of the Alley, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida;  
a re-plat of a portion of MYRICK SUBDIVISION as recorded in Plat Book 10, Page 79 of said Public Records;  
a re-plat of a portion of Lot 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST as recorded in Plat Book 1, Page 4 of said Public Records;  
a re-plat of a portion of Block 5 and the Alley, SUBDIVISION OF BLOCK 5, DELRAY BEACH as recorded in Plat Book 23, Page 72 of said Public Records;  
and a re-plat of the Alley, Hiatus and a portion of Block 13, MAP of THE TOWN OF LINTON, FLORIDA as recorded in Plat Book 1, Page 3 of said Public Records  
Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

## DEDICATION

(CONTINUED FROM SHEET 1 of 4)

### PARCELS B, C and F

PARCELS B, C AND F AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH, FLORIDA.

### GENERAL UTILITY (G.U.) EASEMENTS

GENERAL UTILITY (G.U.) 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, 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.

### PRIVATE DRAINAGE EASEMENTS

PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

### ACCESS EASEMENTS

ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA. ACCESS EASEMENTS ARE ALSO DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR BICYCLE AND PEDESTRIAN TRAFFIC AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

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

BY: \_\_\_\_\_  
DIANE COLONNA, EXECUTIVE DIRECTOR

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

ATTEST: \_\_\_\_\_  
JEFF COSTELLO, ASSISTANT DIRECTOR

## ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED DIANE COLONNA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE THE CITY OF DELRAY BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID AGENCY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENCY. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MY COMMISSION EXPIRES:

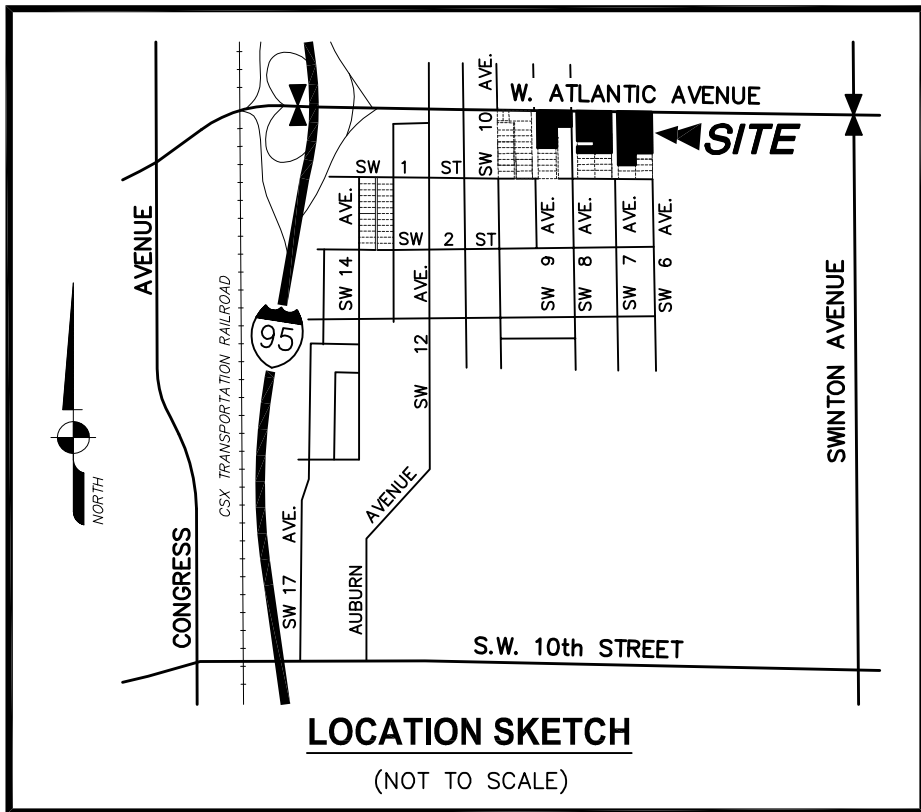


NOTARY SEAL

(PRINT NUMBER)

NOTARY PUBLIC

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  
SEPTEMBER, 2015



## AREA TABULATION

PARCEL A	73,461.58 SQ. FT.	1.69 ACRES
PARCEL B	836.67 SQ. FT.	0.01 ACRES
PARCEL C	954.26 SQ. FT.	0.02 ACRES
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PARCEL F	109,583.61 SQ. FT.	2.52 ACRES
<b>TOTAL</b>	<b>280,954.73 SQ.FT.</b>	<b>6.45 ACRES</b>

## NOTES:

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## SYMBOL LEGEND:

- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."
- ⊠ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" REINFORCED CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at \_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_, 2015,  
and duly recorded in Plat Book  
\_\_\_\_\_, Pages \_\_\_\_\_, through  
\_\_\_\_\_.

SHARON R. BOCK  
Clerk and Comptroller  
By: \_\_\_\_\_ D.C.

*SHEET 2 OF 4*

## TITLE CERTIFICATION:

I, \_\_\_\_\_, 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 HEREON DESCRIBED PROPERTY IS VESTED IN DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA; 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 PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
ATTORNEY-AT-LAW IN FLORIDA

## CITY OF DELRAY BEACH

THIS PLAT OF "UPTOWN ATLANTIC", WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING CHAIRPERSON, PLANNING AND ZONING BOARD

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CITY ENGINEER CITY OF DELRAY BEACH FIRE MARSHAL

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
DIRECTOR, ENVIRONMENTAL SERVICES

## REVIEWING SURVEYOR

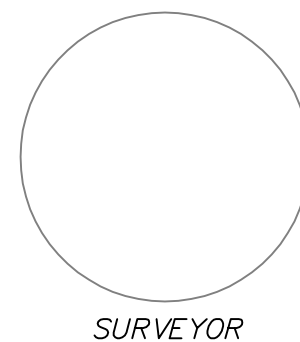
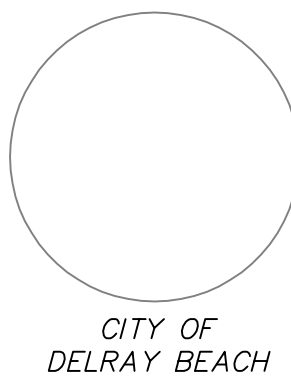
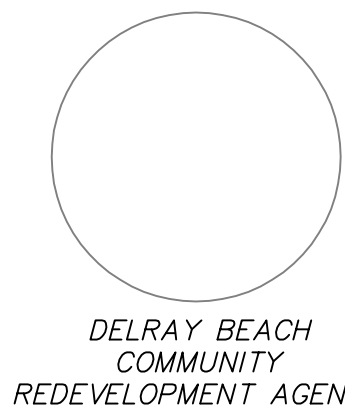
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "UPTOWN ATLANTIC", AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART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

DATE: \_\_\_\_\_ DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
L.B. NO. 3591

## 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 CITY OF DELRAY BEACH, FLORIDA.

DATE: \_\_\_\_\_ KEITH M. CHEE-A-TOW, P.L.S.  
FLORIDA REGISTRATION NO. 5328  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300



# Preliminary Plat of UPTOWN ATLANTIC

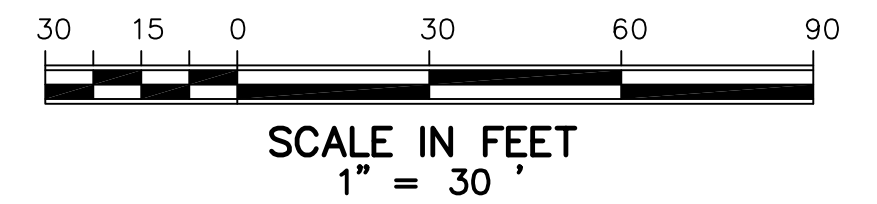
Being a re-plat of a portion of the Alley, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida;  
a re-plat of a portion of MYRICK SUBDIVISION as recorded in Plat Book 10, Page 79 of said Public Records;  
a re-plat of a portion of Lot 9, SUBDIVISION OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST as recorded in Plat Book 1, Page 4 of said Public Records;  
a re-plat of a portion of Block 5 and the Alley, SUBDIVISION OF BLOCK 5, DELRAY BEACH as recorded in Plat Book 23, Page 72 of said Public Records;  
and a re-plat of the Alley, Hiatus and a portion of Block 13, MAP of THE TOWN OF LINTON, FLORIDA as recorded in Plat Book 1, Page 3 of said Public Records  
Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at \_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_, 2016,  
and duly recorded in Plat Book  
\_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_

SHARON R. BOCK  
Clerk & Comptroller  
Palm Beach County

By: \_\_\_\_\_ D.C.

SHEET 3 OF 4



## NOTES:

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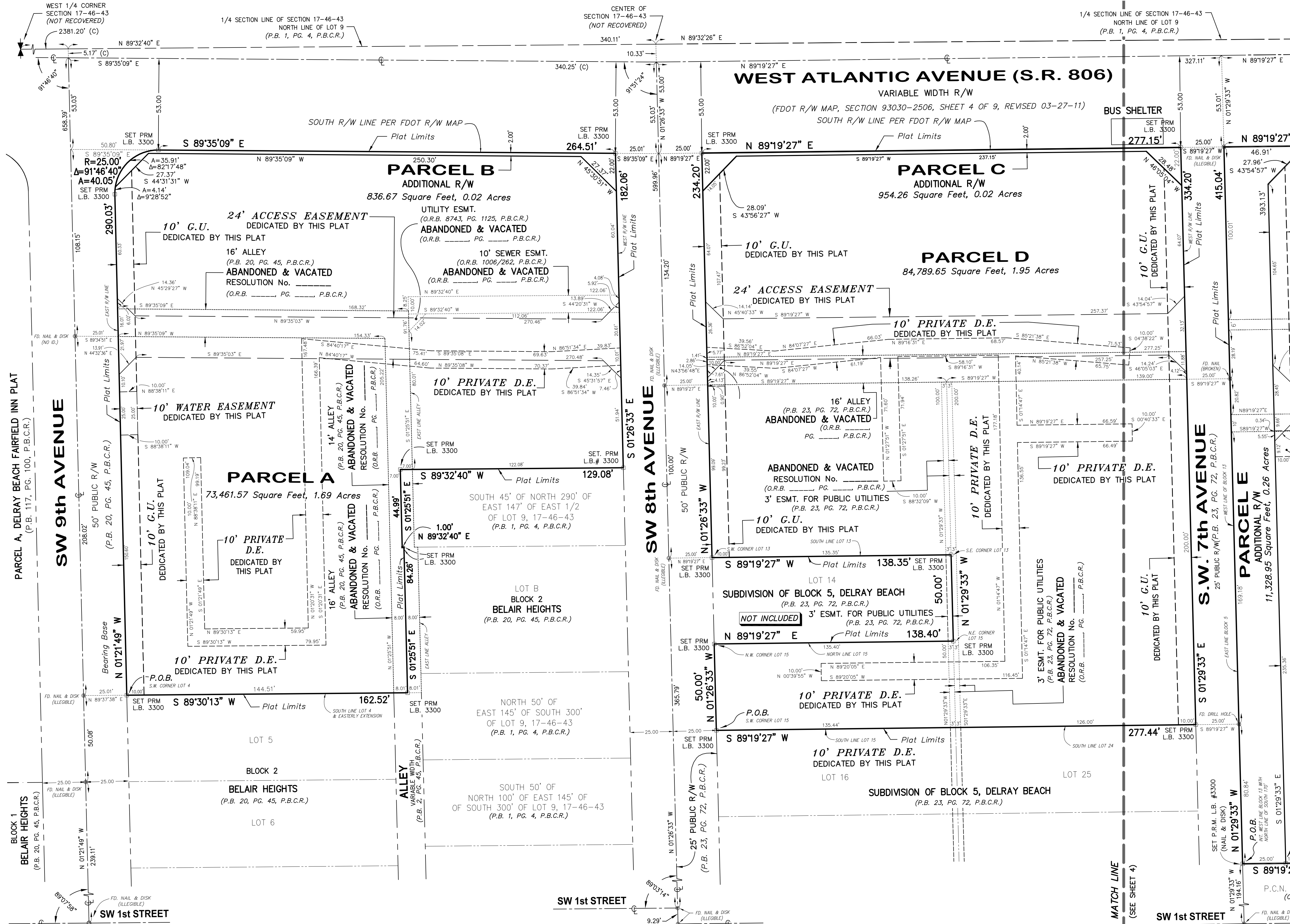
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TOTAL	280,954.73 SQ.FT.	6.45 ACRES

THIS INSTRUMENT WAS PREPARED BY:  
KEITH M. CHEE-A-TOW, P.L.S.  
**AVIORM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
JANUARY, 2016



# Preliminary Plat of UPTOWN ATLANTIC

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SHARON R. BOCK  
Clerk & Comptroller  
Palm Beach County

By: \_\_\_\_\_ D.C.

SHEET 4 OF 4

30 15 0 30 60 90  
SCALE IN FEET  
1" = 30'

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