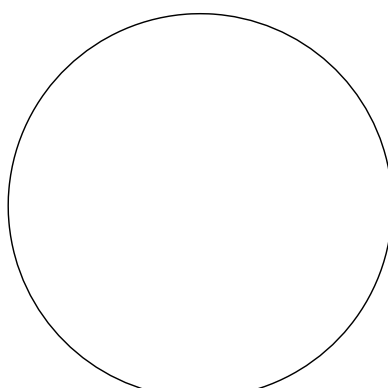




REYES PLAT

A REPLAT OF LOTS 11, 12, 17 AND 18, "BLOCK 32 DELRAY", (P.B. 6, PG. 97, P.B.C.R.)
IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA.



CLERK OF THE
CIRCUIT COURT AND
COMPTROLLER

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT _____ THIS _____
DAY OF _____
202____, AND DULY RECORDED IN
PLAT BOOK _____ ON PAGES

THROUGH _____
JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER
BY:_____DC

SHEET 1 OF 2

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEVELOPERS CONTRACTORS GROUP, INC. A FLORIDA CORPORATION, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF LOTS 11, 12, 17 AND 18, "BLOCK 32 DELRAY", (PLAT BOOK 6, PAGE 97, PALM BEACH COUNTY RECORDS), IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11, 12, 17 AND 18, OF "BLOCK 32, DELRAY", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 2.00 FEET OF SAID LOTS 17 AND 18.

SAID LANDS CONTAIN 9,398.5 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "REYES PLAT" AND FURTHER DEDICATE AS FOLLOWS:

1. LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY DEVELOPERS CONTRACTORS GROUP, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 2022.

DEVELOPERS CONTRACTORS GROUP, INC., A FLORIDA CORPORATION

WITNESS: _____ BY: _____
PRINT NAME

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____, AS MANAGER FOR DEVELOPERS CONTRACTORS GROUP, INC., ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____, AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____, _____, _____, NOTARY PUBLIC

AREA TABLE

LOT 1 = 4,399.3 SQUARE FEET
LOT 2 = 4,999.2 SQUARE FEET

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
THIS PLAT OF "REYES PLAT", AS APPROVED ON THE _____ DAY OF _____, 2022, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

MAYOR
ATTEST: _____
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: _____

DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
I, CAROLE ARONSON, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DEVELOPERS CONTRACTORS GROUP, INC. A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2021; 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.

DATE _____ BY: _____
CAROLE ARONSON, ESQ., ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR NUMBER _____

NOTES:

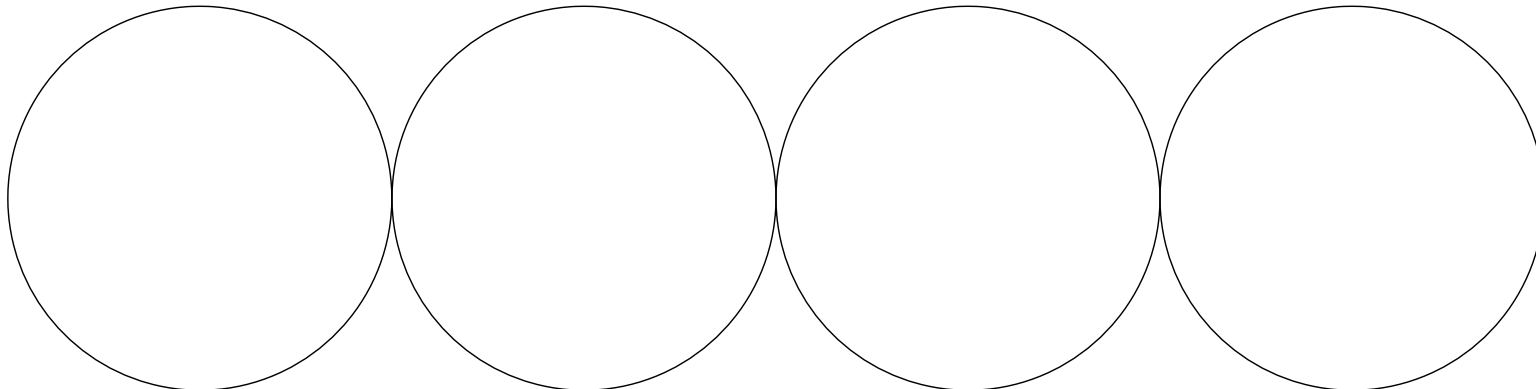
1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SOUTHWEST 4TH AVENUE HAVING AN ASSUMED BEARING OF SOUTH 01°38'26" EAST.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
4. 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.
5. 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.
6. 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.
7. PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.

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) 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.

DATE _____ JEFF S. HODAPP,
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

DEVELOPERS CONTRACTORS GROUP, INC. REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR



PERIMETER

SURVEYING & MAPPING

Certificate of Authorization No. LB7264

Prepared by: Jeff S. Hodapp, P.S.M.

947 Clint Moore Road

Boca Raton, Florida 33487

Tel: (561) 241-9988

Fax: (561) 241-5182

REYES PLAT

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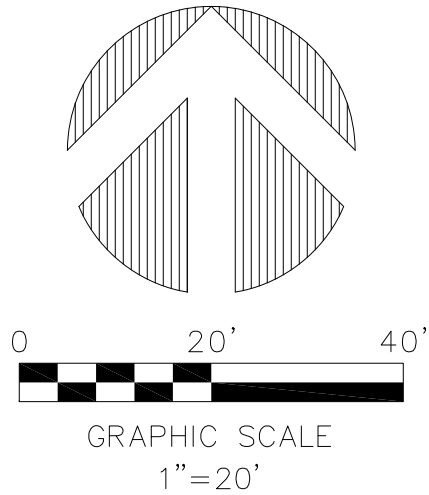
PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 2



ABBREVIATIONS:

- CONC. = CONCRETE
- COR. = CORNER
- D. = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- DIA. = DIAMETER
- F.P.L. = FLORIDA POWER AND LIGHT
- G.U.E. = GENERAL UTILITY EASEMENT
- I.R. = IRON ROD
- I.R.C. = IRON ROD & CAP
- L. = ARC LENGTH
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- MON. = MONUMENT
- N.R. = NON-RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK
- P.A.E. = PUBLIC ACCESS EASEMENT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.B. = PLAT BOOK
- P.G. = PAGE
- P.C.P. = PERMANENT CONTROL POINT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- R. = RADIUS
- R/W. = RIGHT-OF-WAY
- S.E. = SEWER EASEMENT
- SEC. = SECTION
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT



LEGEND

- = CENTERLINE
- = SET
- = PERMANENT REFERENCED MONUMENT
- LB#7264