

SURVEYING & MAPPING
Certificate of Authorization No. LB7264
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DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GRIECO MOTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REMOVAL OF A PORTION OF BLOCK 24, TOWNSHIP 46 SOUTH, RANGE 43 EAST, COUNTY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 25; THENCE SOUTH 86°19'32" WEST, ALONG A DISTANCE OF 165.00 FEET; THENCE NORTH 81°14'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 157.65 FEET; THENCE NORTH 07°45'17" EAST, ALONG A LINE 38.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCKS 24 AND 25, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY, A DISTANCE OF 575.00 FEET; THENCE SOUTH 82°14'43" EAST, ALONG THE SOUTH LINE OF BLOCK 23 OF SAID PLAT, A DISTANCE OF 101.68 FEET; THENCE NORTH 86°39'07" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 19.70 FEET; THENCE NORTH 05°50'12" EAST, ALONG THE WEST LINE OF SAID BLOCKS 24 AND 25, A DISTANCE OF 575.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 3.926 ACRES, MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
2. TRACTS B-1, B-2 AND B-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ----- DAY OF -----, 2019.

GRIECO MOTORS, LLC
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS:----- BY:----- MEMBER

WITNESS:-----
PRINT NAME:-----

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED -----, AS IDENTIFIED, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS PRODUCED A POWER OF ATTORNEY, AND WHO HAS EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF GRIECO MOTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL AND THAT THE COMPANY HAD BEEN DULY INCORPORATED UNDER THE REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ----- DAY OF -----, 2019.

MY COMMISSION EXPIRES: NOTARY PUBLIC

PRINT NAME:-----

DELRAY CHEVROLET

A REPLAT OF PORTIONS OF BLOCKS 24, 25, AVENUE F AND AVENUE G, "DEL RATON PARK" (P.B. 14, PGS. 9 & 10, , P.B.C.R.), IN SECTIONS 28 & 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

I, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE HEREON DESCRIBED PROPERTY IS THE PROPERTY OF GRIECO MOTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2019, 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:----- ESQ., ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
NUMBER

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

THIS PLAT OF "DELRAY CHEVROLET", AS APPROVED ON THE ----- DAY OF DELRAY BEACH, FLORIDA.

MAYOR----- ATTEST:----- CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR CHAIRPERSON PLANNING & ZONING BOARD

CITY ENGINEER----- FIRE MARSHAL

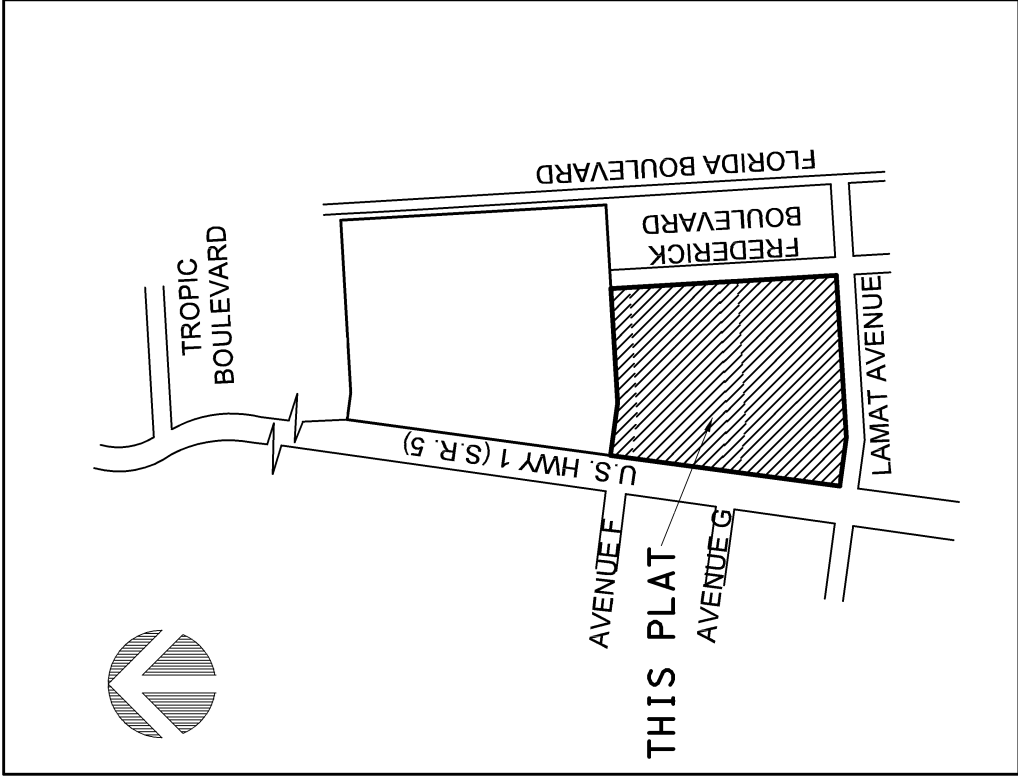
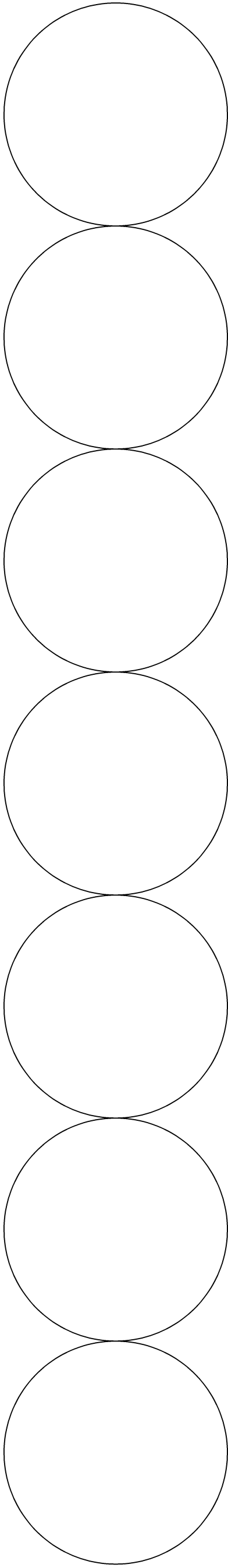
CITY UTILITIES DIRECTOR

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 ACCORDANT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS AS REQUIRED BY LAW; AND MONUMENTS POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS 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

REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR



LOCATION MAP
NOT TO SCALE

NOTES:

01. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 07°45'17" EAST, ALONG THE EAST LINE OF STATE ROAD NO. 5, ACCORDING TO PALM BEACH COUNTY CONTROL MONUMENTS, "DIXIE LAMATRA" AND "DIXIE LAMATRA" MONUMENTS. MONUMENTS ARE GROUND DISTANCES. A SCALE FACTOR OF 1.000469 WAS APPLIED.
02. 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.
03. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
04. ANY BUILDINGS OR STRUCTURES PLACED ON THE SUBDIVISION 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, FLORIDA.
05. ANY UTILITIES SHOWN ON THE PLAT SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER AND SEWER EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
06. 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 INSTRUMENT OR INSTRUMENTS OF THE CITY OF DELRAY BEACH, FLORIDA PURSUANT TO CHAPTER 177, 001.02, FLORIDA STATUTES. THE RECORDED OF THIS PLAT, A REPLAT OF PORTIONS OF "DEL RATON PARK" (P.B. 14, PGS. 9 & 10, P.B.C.R.) SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.