

This is not a certified copy

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOUGAN, P.L.S.
AVROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 362-2584
FAX: 833-300
REVISED AUGUST 2017

WALLACE FORD - REPLAT

BEING A REPLAT OF TRACT "A", WALLACE FORD, AS RECORDED IN PLAT BOOK 60, PAGE 174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WALLACE FORD, LLC, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, WALLACE FORD - REPLAT, BEING A REPLAT OF TRACT "A", WALLACE FORD AS RECORDED IN PLAT BOOK 60, PAGE 174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA (DESCRIBED AS FOLLOWS):

TRACT "A", OF WALLACE FORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 457,792 SQ. FT. (10.508 ACRES MORE OR LESS).

SAID LANDS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE WALLACE FORD - REPLAT, AND FURTHER DEDICATED AS FOLLOWS:

PARCEL A, AS SHOWN HEREON, IS HEREBY REFERRED TO WALLACE FORD, LLC, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

PARCEL B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, AS PUBLIC RIGHTS-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

THE GENERAL UTILITY EASEMENT (G.U.E.), AS SHOWN HEREON, IS 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, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE WATER EASEMENT AS SHOWN HEREON IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

IN WITNESS WHEREOF, WALLACE FORD, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE HEREON BY AND WITH THE AUTHORITY OF THEIR CORPORATE RESOLUTION THIS 15TH DAY OF AUGUST, 2017.

WALLACE FORD, LLC,

BY: James R. Bender

JAMES R. BENDER, MANAGER

WITNESS: David Christopher Bruder

PRINT NAME: David Christopher Bruder

ACKNOWLEDGMENT:

STATE OF FL) SS
COUNTY OF Palm Beach)
BEFORE ME PERSONALLY APPEARED JAMES R. BENDER who is personally known to me, OR HAS PROVIDED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WALLACE FORD, LLC, AND SEVERAL ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID 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 HIM AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

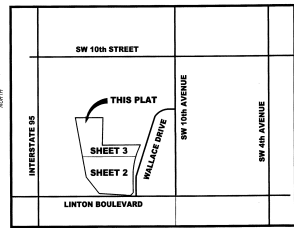
DATE:

NOTARY SEAL

(PRINT NAME)

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 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, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

TITLE CERTIFICATION:

I, MICHAEL T. ARNEY, ESQUIRE, 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 HELD IN WALLACE FORD, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8/10/17

BY: Michael T. Arney

PRINT NAME: MICHAEL T. ARNEY, ESQUIRE
ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH:

THIS PLAT OF WALLACE FORD - REPLAT, WAS APPROVED ON THE 7th DAY OF September, A.D. 2017, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: Robert J. Binkley

ATTEST: Robert J. Binkley

CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: Patrick A. Aguilar

CITY ENGINEER PATRICK A. AGUILAR, P.E.

BY: James R. Bender

DIRECTOR OF PLANNING AND BUILDING

BY: David C. Bruder

DIRECTOR, ENVIRONMENTAL SERVICES

BY: Shirley A. Binkley

CITY OF DELRAY BEACH FIRE MARSHALL

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 WALLACE FORD - REPLAT, AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: 8/10/17

BY: Jeffrey E. Wagner, P.L.S.

JEFFREY E. WAGNER, P.L.S.
FLORIDA REGISTRATION NO. 5302
CHARLES H. WHEELER, INC.
P.O. BOX 2031
7905 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434

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 (UPPER 1/4 AND MONUMENTS ACCORDING TO SEC. 177.08(1) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED: 8/10/2017

BY: John T. Doogan, P.L.S.

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432



This is not a certified copy

