

TWO NORTHWEST 18TH AVENUE

BEING A REPLAT OF A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH,
RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1

SCALE: 1" = 20'

LEGEND:

CL = CENTERLINE

PRM = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB8447") UNLESS STATED OTHERWISE

PRM (NAIL) = PERMANENT REFERENCE MARKER (NAIL AND DISK STAMPED "PRM LB8447")

PRP.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY

SECTION 16/46/43 = SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST

O.R.B. = OFFICIAL RECORDS BOOK

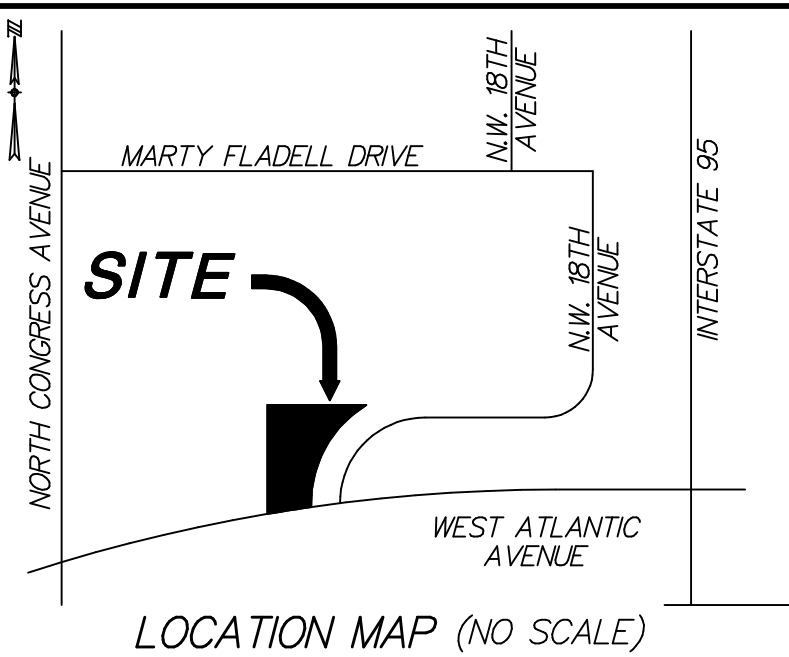
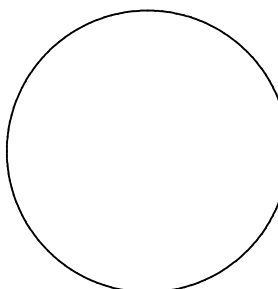
L.B. = LICENSED BUSINESS

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 _____ ON PAGES
_____ THROUGH _____

MIKE CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT
COURT AND COMPTROLLER



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT M&C CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TWO NORTHWEST 18TH AVENUE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18; THENCE RUN S0°28'55"E, ALONG THE WEST LINE OF SAID EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18, A DISTANCE OF 108.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST ATLANTIC AVENUE; THENCE RUN N84°41'22"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2151 FEET; THENCE RUN N68°40'37"E, A DISTANCE OF 25.08 TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 77°03'47" AND A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 55°48'43"; A DISTANCE OF 77.88 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18; THENCE RUN N89°47'32"W, ALONG SAID NORTH LINE OF THE EAST (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18, A DISTANCE OF 86.31 FEET TO THE POINT OF BEGINNING AFORDDESCRIBED.

CONTAINING 6,6686 SQUARE FEET OR 0.1535 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS TWO NORTHWEST 18TH AVENUE AND FURTHER DEDICATES AS FOLLOWS:

LOT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

THE LIMITED ACCESS EASEMENT (L.A.E.) IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2025.

M&C CAPITAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____ BY: CRISTIAN D. DRUTAU
PRINT NAME: MANAGER

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY CRISTIAN D. DRUTAU AS MANAGER OF M&C CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

CITY APPROVAL:

THIS PLAT OF "TWO NORTHWEST 18TH AVENUE" AS APPROVED ON THE _____ DAY OF _____, A.D. 2025 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

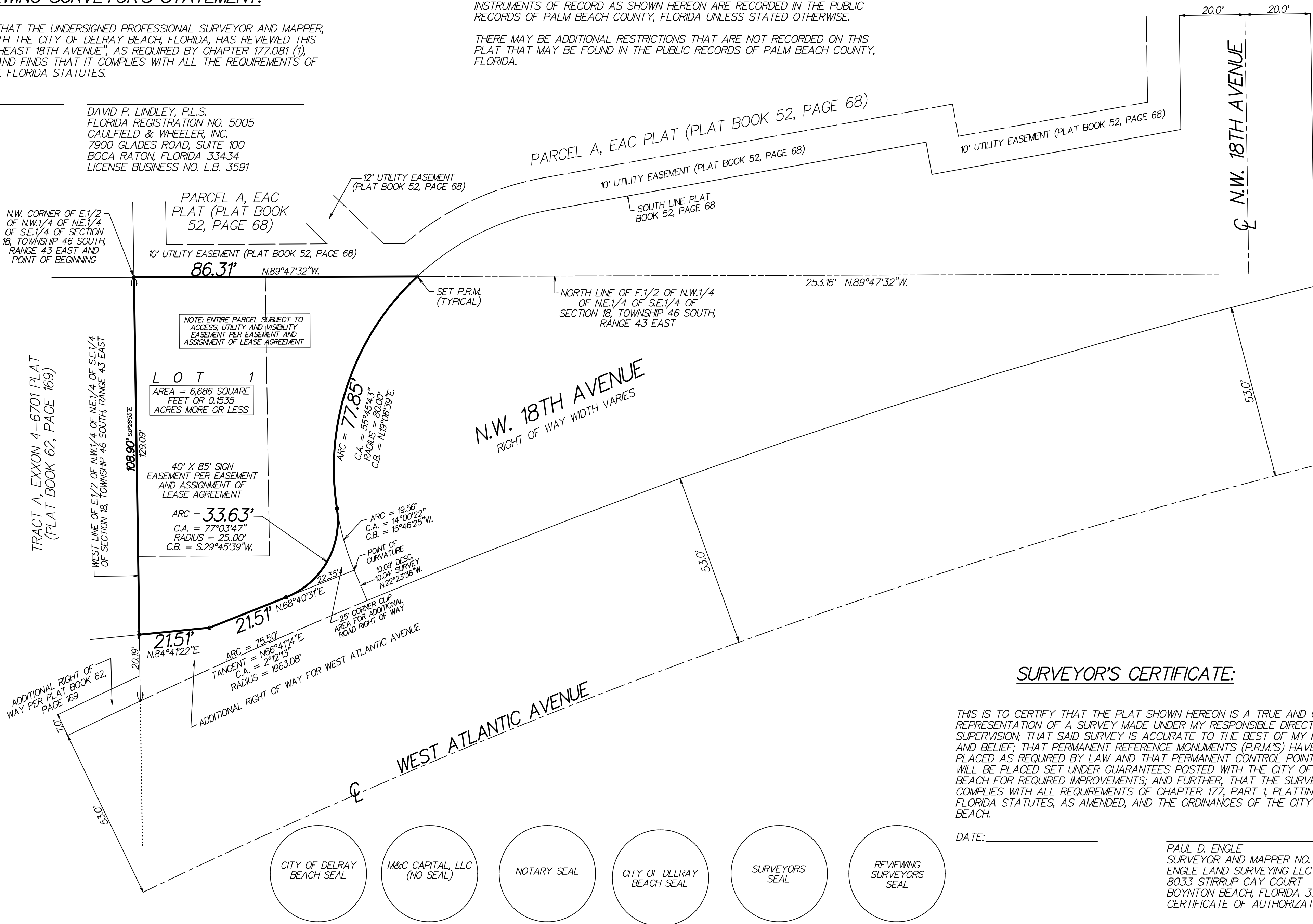
I, JOSHUA PEREZ, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO M&C CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: _____ NAME: JOSHUA PEREZ, ESQ.
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. _____

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 "TWO NORTHWEST 18TH AVENUE", 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.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
LICENSE BUSINESS NO. L.B. 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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED SET UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: _____

PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
ENGLE LAND SURVEYING LLC
8033 STIRRUP CAY COURT
BOYNTON BEACH, FLORIDA 33436
CERTIFICATE OF AUTHORIZATION NO. 8447