

FOURTH & FIFTH DELRAY

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THE 16' ALLEY, ALL OF BLOCK 101,
TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JULY 26, 2016

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT _____, OWNER OF THE LAND AS SHOWN ON THIS PLAT, FOURTH & FIFTH DELRAY, BEING A RE-PLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THAT 16' ALLEY LYING CONTIGUOUS TO LOTS 7 THROUGH 10 AND LOTS 14 THROUGH 18, ALL OF BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°32'09"W, ALONG THE WEST LINE OF LOTS 17 AND 18 OF SAID BLOCK 101, A DISTANCE OF 108.09 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 10 OF SAID BLOCK 101; THENCE S89°18'50"W, ALONG THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 10 AND ITS EASTERLY EXTENSION, 143.00 FEET TO ITS INTERSECTION WITH A LINE 8.17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 101; THENCE N01°32'09"W, ALONG SAID PARALLEL LINE, 196.18 FEET; THENCE N89°18'50"E, 2.00 FEET; THENCE N43°53'21"E, 11.23 FEET TO ITS INTERSECTION WITH A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 7 OF SAID BLOCK 101; THENCE N89°18'50"E, ALONG SAID PARALLEL LINE AND ITS EASTERLY EXTENSION, 133.00 FEET TO THE WEST LINE OF LOT 14, OF SAID BLOCK 101; THENCE N01°32'09"W, ALONG SAID WEST LINE, 8.00 FEET TO THE NORTH LINE OF SAID LOT 14, BLOCK 101; THENCE N89°18'50"E, ALONG SAID NORTH LINE OF LOT 14, BLOCK 101, A DISTANCE OF 125.12 FEET TO ITS INTERSECTION WITH A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 101; THENCE S01°32'09"E, ALONG SAID PARALLEL LINE, 320.27 FEET TO THE SOUTH LINE OF LOT 18, BLOCK 101; THENCE S89°18'50"W, ALONG SAID SOUTH LINE, 125.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 69,214 SQUARE FEET (1.589 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS FOURTH & FIFTH DELRAY AND FURTHER DEDICATES AS FOLLOWS:

PARCEL A, AS SHOWN HEREON, IS 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.

PARCELS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

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.

NON-VEHICULAR ACCESS LINE, AS SHOWN HEREON, IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

THE MASS TRANSIT EASEMENT (M.T.E.) AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AND A LIGHTING AREA.

IN WITNESS WHEREOF, _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ATTESTED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 20____.

WITNESS: _____
PRINT NAME: _____

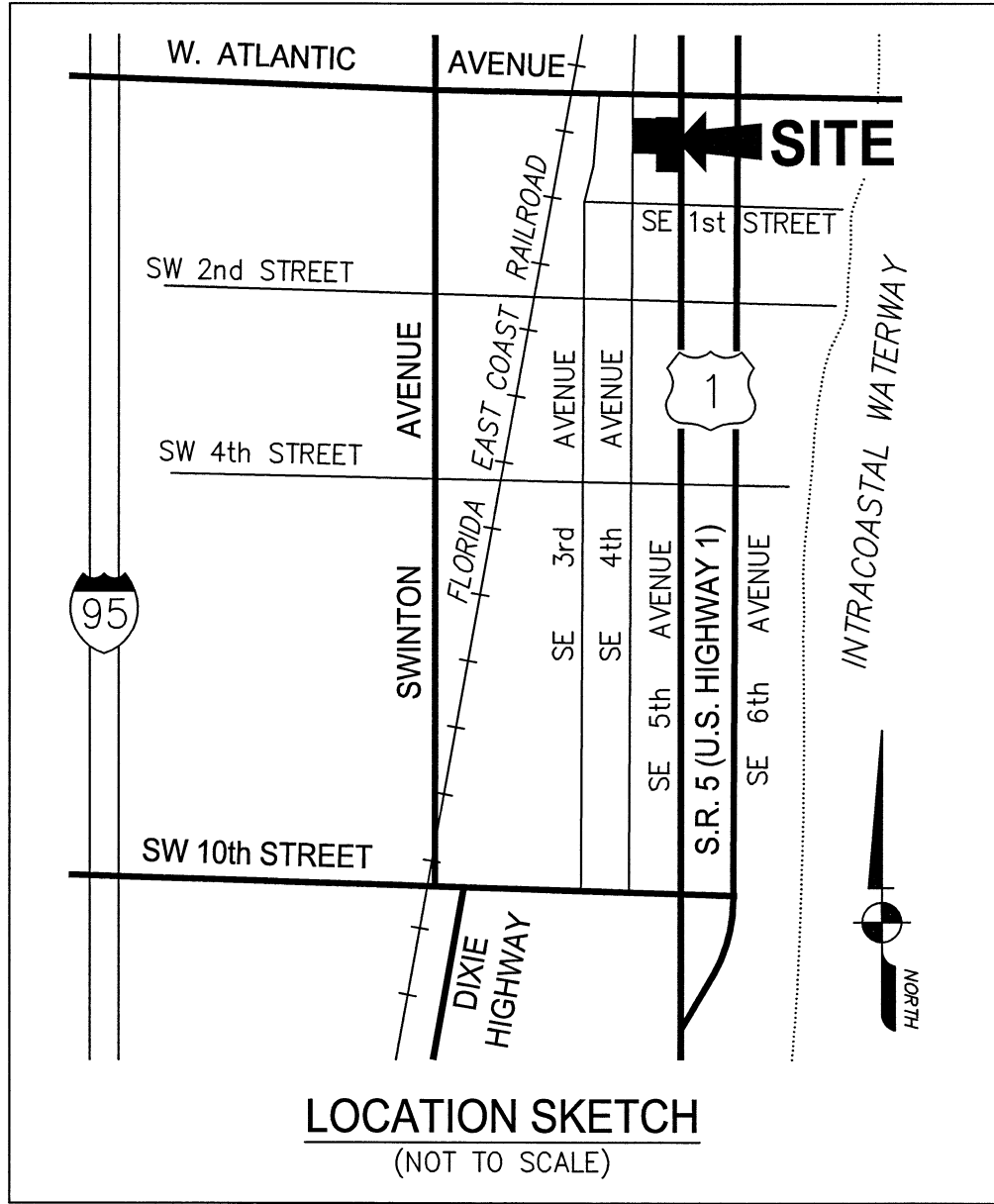
BY: _____

WITNESS: _____
PRINT NAME: _____

ATTEST: _____

NOTES:

- 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. 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.
- 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.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID WITH THE WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N01°32'29"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: CL = CENTERLINE; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; G.U.E. = GENERAL UTILITY EASEMENT; L.B. = LICENSED BUSINESS; MS. = MEASURED; M.T.E. = MASS TRANSIT EASEMENT; O.R.B. = OFFICIAL RECORDS BOOK; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.E. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; S.R. = STATE ROAD.
☐ DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.), 4"X 4"X 24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.
----- DENOTES NON-VEHICULAR ACCESS LINE.



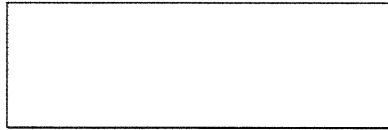
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES:



NOTARY SEAL

(PRINT NUMBER)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
NOVEMBER 2015

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____, 20____,
and duly recorded in Plat Book
_____, Pages _____, through
_____.

SHARON R. BOCK
Clerk and Comptroller
By: _____ D.C.

SHEET 1 OF 2

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 _____; 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: June 1, 2016

BY: _____

PRINT NAME: _____
ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH

THIS PLAT OF "FOURTH & FIFTH DELRAY", WAS APPROVED ON THE _____ DAY OF _____, A.D. 20____, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: _____

ATTEST: _____
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: _____
DIRECTOR OF PLANNING AND ZONING

BY: _____
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: _____
CITY ENGINEER

BY: _____
CITY OF DELRAY BEACH FIRE MARSHAL

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 "FOURTH & FIFTH DELRAY", 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.

DATED: _____

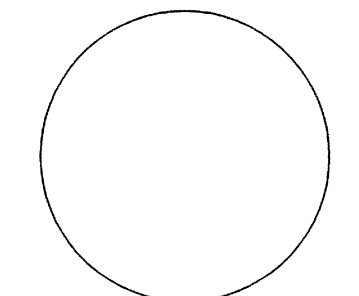
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
L.B. NO. 3591

SURVEYOR'S CERTIFICATE

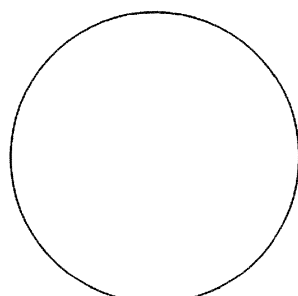
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9) 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.

DATED: _____

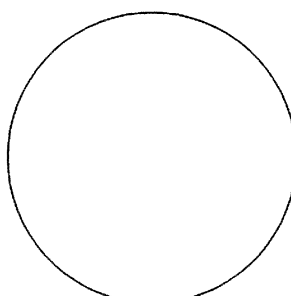
MICHAEL D. AVIROM, P.L.S.
FLORIDA REGISTRATION NO. 3268
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300



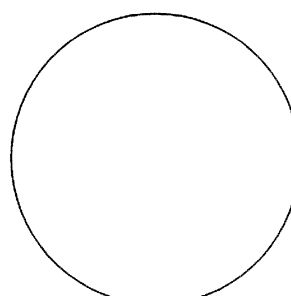
DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY



CITY OF
DELRAY BEACH



REVIEWING
SURVEYOR



SURVEYOR

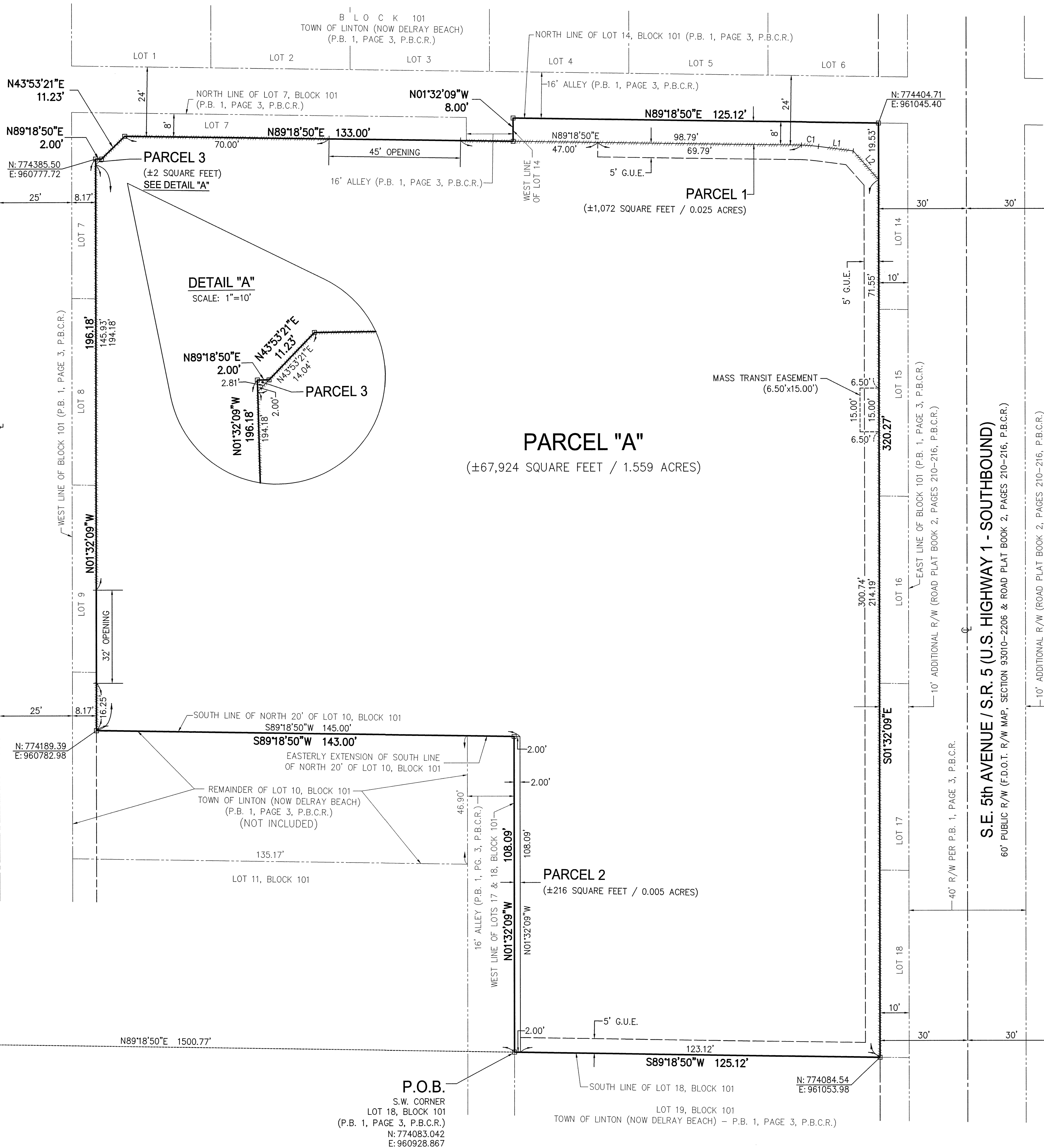
FOURTH & FIFTH DELRAY

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, 10, 14, 15, 16, 17, 18 AND A PORTION OF THE 16' ALLEY, ALL OF BLOCK 101, TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

N.W. CORNER
SECTION 16-46-43
FOUND P.B.C.E.
BRASS DISC IN CUT-OUT
N: 777316.614 } MS.
E: 959340.710 }
N: 777316.433 } P.B.C.E.
E: 959340.705 }

WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST (BEARING BASIS)
5397.42'
N01°32'29"W

S.E. 4th AVENUE
ALSO KNOWN AS AITKEN STREET
(P.B. 1, PAGE 3 & P.B. 2, PAGE 18 & P.B. 10, PAGE 53, P.B.C.R.)



S.W. CORNER
SECTION 16-46-43
FOUND P.B.C.E.
BRASS DISC IN CUT-OUT
N: 771921.145 } MS.
E: 959485.895 }
N: 771920.913 } P.B.C.E.
E: 959485.912 }

P.O.B.
S.W. CORNER
LOT 18, BLOCK 101
(P.B. 1, PAGE 3, P.B.C.R.)
N: 774083.042
E: 960928.867

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at _____ this _____
day of _____, 20____,
and duly recorded in Plat Book
_____, Pages _____, through
_____.

SHARON R. BOCK
Clerk and Comptroller
By: _____ D.C.

SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
NOVEMBER 2015

C1 { R=49.33'
Δ=6°45'05"
L=5.81'
L1 { S83°56'05"E
11.96'
L2 { S42°44'07"E
13.17'

NOTES:

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□ DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.), 4"X 4"X 24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300" UNLESS OTHERWISE STATED.
- - - - - DENOTES NON-VEHICULAR ACCESS LINE.

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000047672
GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

TIES WERE MADE TO THE NORTHWEST AND SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.