

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

7 ON 7 PLAT
BEING A REPLAT OF LOTS 1 THROUGH 8, ATLANTICA DELRAY PLAT,
AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, 7 ON 7 PLAT, BEING A RE-PLAT OF LOTS 1 THROUGH 8, ATLANTICA DELRAY PLAT, AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, ATLANTICA DELRAY PLAT, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 29,775 SQUARE FEET (0.6835 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE 7 ON 7 PLAT AND FURTHER DEDICATES AS FOLLOWS:

1. **LOTS 1 THROUGH 8**, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. **DRAINAGE EASEMENT**
THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

3. **ACCESS EASEMENT**
THE ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MAINTENANCE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

4. **GENERAL UTILITY EASEMENT**
THE GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH AND TO PRIVATE AND PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION SYSTEMS, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR _____, THIS _____ DAY OF _____, 2018.

MJH BUSCH LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____

BY: _____
NAME: MARC JULIEN, TITLE: MANAGER

DATED: _____

BY: _____
PRINT NAME: MICHAEL S. WEINER
ATTORNEY-AT-LAW IN FLORIDA

ACKNOWLEDGMENT:

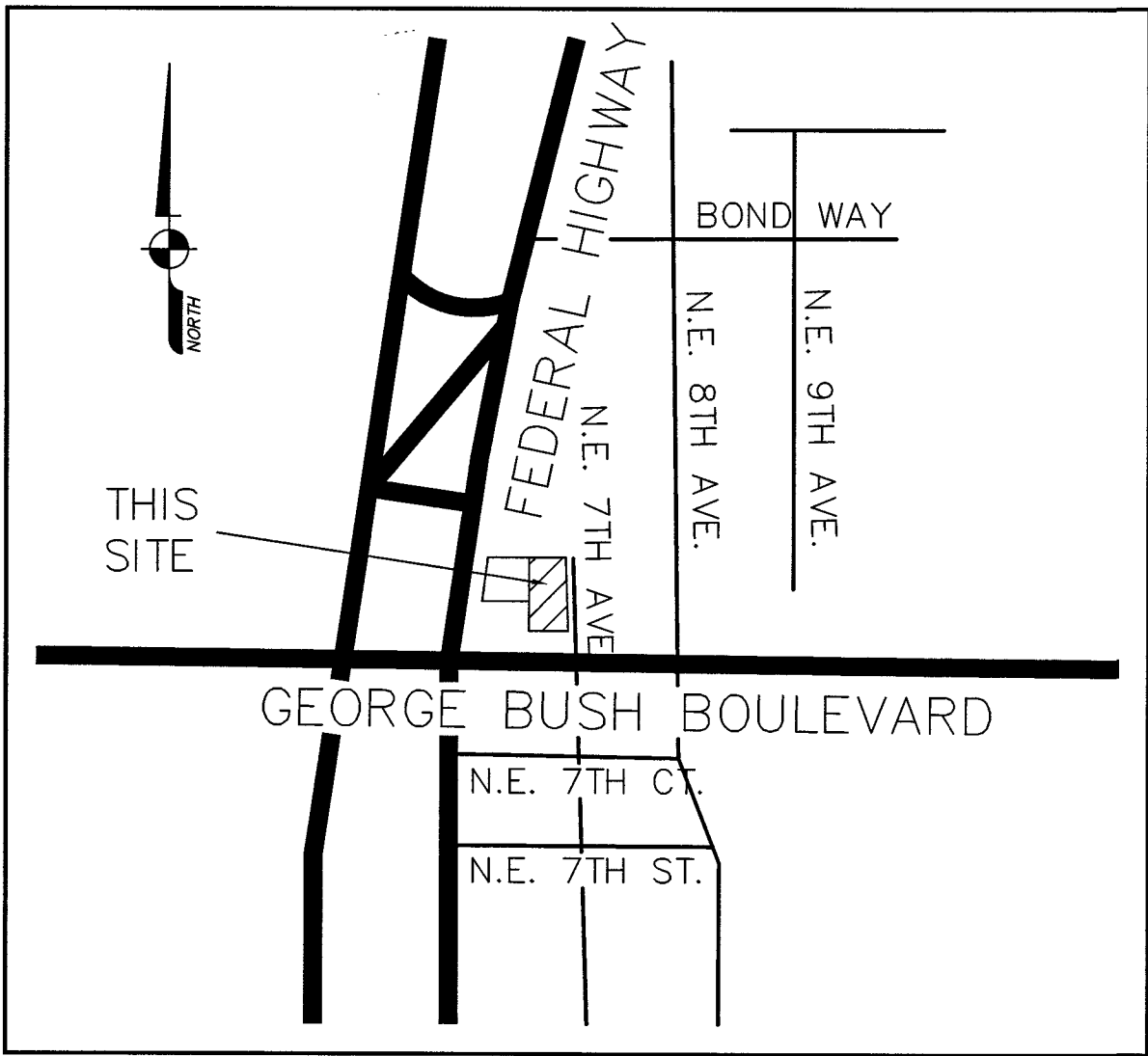
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MARC JULIEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY 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 DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NUMBER: _____

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.



LOCATION SKETCH
NOT TO SCALE

TITLE CERTIFICATION:

I, MICHAEL S. WEINER, 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 TO MJH BUSCH LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 HEREON.

CITY OF DELRAY BEACH:

THIS PLAT OF "7 ON 7 PLAT", WAS APPROVED ON THE _____ DAY OF _____, A.D. 2018, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: _____

ATTEST: _____

CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: _____
PLANNING, ZONING & BUILDING DIRECTOR

BY: _____
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: _____
CITY ENGINEER

BY: _____
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 "7 ON 7 PLAT", 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. 5302
CAULFIELD & WHEELER, INC.
L.B. NO. 3591
7900 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 ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(7) 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: _____

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

OWNER
NOTARY

CITY OF
DELRAY BEACH

MJH BUSCH, LLC

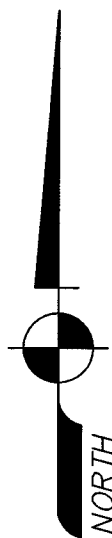
REVIEWING
SURVEYOR

SURVEYOR

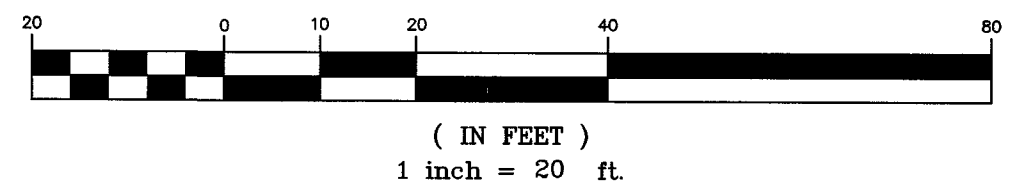
7 ON 7 PLAT

BEING A REPLAT OF LOTS 1 THROUGH 8, ATLANTICA DELRAY PLAT,
AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 2 SHEETS



GRAPHIC SCALE



THIS INSTRUMENT WAS PREPARED BY:
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AREA TABULATION	
LOT 1	6,051 SQUARE FEET
LOT 2	3,534 SQUARE FEET
LOT 3	3,534 SQUARE FEET
LOT 4	3,534 SQUARE FEET
LOT 5	3,534 SQUARE FEET
LOT 6	3,534 SQUARE FEET
LOT 7	6,054 SQUARE FEET
TOTAL AREA OF PLAT	29,775 SQUARE FEET 0.6835 ACRES

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 THIS COUNTY.
- 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 THE EAST LINE OF ATLANTICA DELRAY PLAT, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 25 AND 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; HAVING A BEARING OF S00°00'12"E.
- 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 DIFFERENT 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: A.E. = ACCESS EASEMENT; BLVD. = BOULEVARD; C. = CENTERLINE; D.E. = DRAINAGE EASEMENT; D = CENTRAL ANGLE; FND. = FOUND; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M.=PROFESSIONAL SURVEYOR AND MAPPER; R = RADIUS; SQ. FT. = SQUARE FEET; R/W = RIGHT OF WAY; W.E. = WATER EASEMENT.
- O - INDICATES FOUND PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT AND A 3" BRASS DISC STAMPED "PRM LB 3300"
- - INDICATES FOUND PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT AND A BRASS DISC STAMPED "PRM LB 353"

NOTICE:

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FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
WEST 1/4 CORNER OF
SECTION 9-46-43
N: 779981.1280
E: 959317.6910

FEDERAL HIGHWAY
RIGHT-OF-WAY TAKING
(O.R.B. 177,
PG. 108, P.B.C.R.)

FEDERAL HIGHWAY (US-1)
(N.E. SIXTH AVENUE)
RIGHT-OF-WAY PER STATE OF FLORIDA
"RIGHT OF WAY MAP" SECTION 9301-206

2664.79'
WEST LINE OF SECTION 9-46-43

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT
COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000046020
GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

PLAT TO GRID CONVERSION

00°00'19" = COUNTER CLOCKWISE BEARING ROTATION
(PLAT TO GRID)

WEST R/W LINE OF N.W. 2nd AVENUE

S00°39'41"E (PLAT BEARING)

S00°40'00"E (GRID BEARING)

FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
S.W. CORNER OF
SECTION 9-46-43
N: 777316.4330
E: 959340.7050

8
17
16

2319.05'
2653.83'

334.78'

FND. PALM BEACH COUNTY
BRASS DISC IN CONCRETE
SOUTH 1/4 CORNER
SECTION 9-46-43
N: 777359.0102
E: 961994.1934