

# 1125 WALLACE DRIVE

BEING A REPLAT OF A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
AS RECORDED IN PLAT BOOK 1, PAGE 4,  
TOGETHER WITH A PORTION OF LOT 8, BLOCK D, SUNNY ACRES,  
AS RECORDED IN PLAT BOOK 21, PAGE 63, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS – PLANNERS – SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392-1991

SHEET INDEX	
SHEET 1	COVER
SHEET 2	OVERALL PLAT WITH SECTIONAL TIES
SHEET 3	PLATTED AREA WITH EASEMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 201\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

**TABULAR DATA**

NAME	SQUARE FEET	ACRES
PARCEL A	98,870	2.270
TRACT RW1	3,440	0.079
TRACT RW2	3,138	0.072
TOTAL	105,449	2.421

"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.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT MIC VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF 1125 WALLACE DRIVE, BEING A REPLAT OF A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, TOGETHER WITH A PORTION OF LOT 8, BLOCK D, SUNNY ACRES, AS RECORDED IN PLAT BOOK 21, PAGE 63, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF GERMANTOWN ROAD AND THE NORTH LINE OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.22°26'33"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.22°26'33"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 344.03 FEET; THENCE N.88°11'02"E., A DISTANCE OF 402.34 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THAT 60.00 FOOT WIDE RIGHT-OF-WAY FOR S.W. 10TH AVENUE, AS CONSTRUCTED AND IN USE; THENCE N.00°09'44"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 313.78 FEET; THENCE S.88°11'02"W., A DISTANCE OF 270.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,449 SQUARE FEET/2.421 ACRES MORE OR LESS.  
SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS 1125 WALLACE DRIVE AND FURTHER DEDICATES AS FOLLOWS:

**1. PARCEL A**  
PARCEL A RESERVED BY MIC VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH

**2. TRACTS RW1 AND RW2**  
TRACTS RW1 AND RW2 ARE DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

**ALONG WITH THE FOLLOWING EASEMENTS:**

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES,, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; 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 CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

THE WATER AND SEWER EASEMENT SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

DRAINAGE EASEMENTS (D.E.) ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNERS OF PARCEL A, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS LIMITED LIABILITY COMPANY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

MIC VENTURE, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: RETAIL CONCEPTS, INC., A FLORIDA CORPORATION,  
IT'S MANAGING MEMBER

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE MANAGING MEMBER OF MIC VENTURE, LLC., A FLORIDA LIMITED LIABILITY 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**MORTGAGEE'S CONSENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

FIRST NATIONAL BANK COASTAL COMMUNITY,  
A DIVISION OF FIRST NATIONAL BANK OF  
COFFEE COUNTY, A NATIONAL ASSOCIATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ DAVID EILER  
EXECUTIVE VICE PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME PERSONALLY APPEARED DAVID EILER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF FIRST NATIONAL BANK COASTAL COMMUNITY, A DIVISION OF FIRST NATIONAL BANK OF COFFEE COUNTY, A NATIONAL ASSOCIATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**TITLE CERTIFICATION:**

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

I, \_\_\_\_\_, 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 MIC VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: \_\_\_\_\_

ATTORNEY NAME \_\_\_\_\_  
ATTORNEY FIRM \_\_\_\_\_  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

**CITY APPROVALS:**

THIS PLAT OF 1125 WALLACE DRIVE WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: \_\_\_\_\_  
MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DIRECTOR OF PLANNING AND ZONING BOARD  
ZONING & BUILDING CHAIRPERSON

CITY ENGINEER \_\_\_\_\_

UTILITIES DIRECTOR \_\_\_\_\_

**REVIEWING SURVEYOR'S CERTIFICATE:**

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 1125 WALLACE DRIVE AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: \_\_\_\_\_ JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR, REG. #4409  
STATE OF FLORIDA

**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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), 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, FLORIDA.

DATE: \_\_\_\_\_ DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591  
CAULFIELD AND WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561-392-1991

MIC VENTURE, LLC.      MIC VENTURE, LLC.      FIRST NATIONAL BANK      FIRST NATIONAL BANK  
NOTARY      COASTAL COMMUNITY      COASTAL COMMUNITY      COASTAL COMMUNITY

REVIEWING SURVEYOR      CITY OF DELRAY BEACH      SURVEYOR

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# 1125 WALLACE DRIVE

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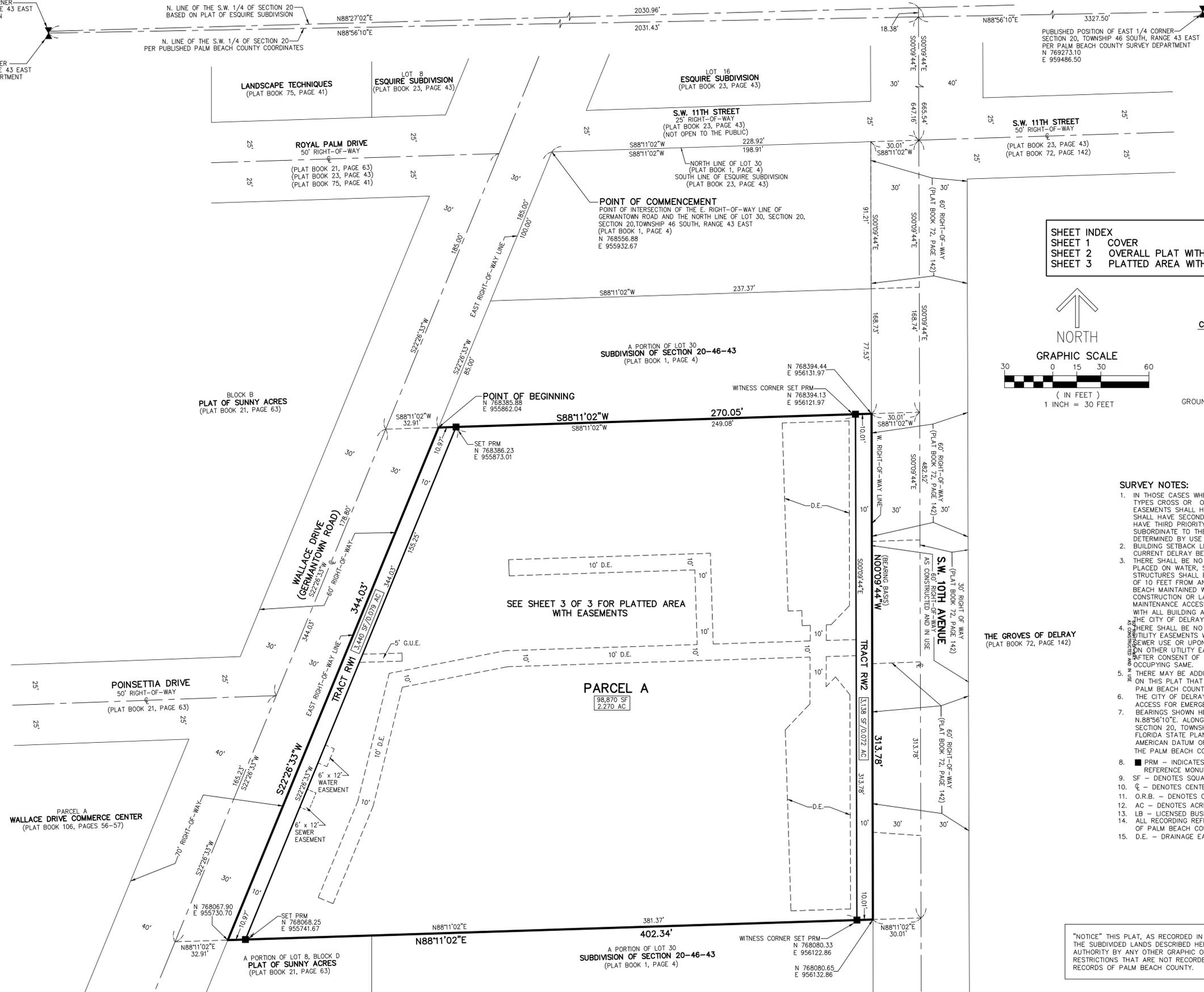
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**SHEET 2 OF 3**

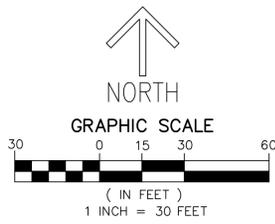
CALCULATED POSITION OF WEST 1/4 CORNER  
 SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 BASED ON PLAT OF ESQUIRE SUBDIVISION  
 RECORDED IN PLAT BOOK 23, PAGE 43  
 N 769174.7898  
 E 954128.3059

PUBLISHED POSITION OF WEST 1/4 CORNER  
 SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 PER PALM BEACH COUNTY SURVEY DEPARTMENT  
 N 769173.6800  
 E 954128.4950

PUBLISHED POSITION OF EAST 1/4 CORNER  
 SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 PER PALM BEACH COUNTY SURVEY DEPARTMENT  
 N 769273.10  
 E 959486.50



SHEET INDEX	
SHEET 1	COVER
SHEET 2	OVERALL PLAT WITH SECTIONAL TIES
SHEET 3	PLATTED AREA WITH EASEMENTS



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000430  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

- SURVEY NOTES:**
- 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.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
  - 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 OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
  - 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.
  - THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.88°56'10"E. ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
  - PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
  - SF - DENOTES SQUARE FEET
  - ⊕ - DENOTES CENTERLINE
  - O.R.B. - DENOTES OFFICIAL RECORD BOOK
  - AC - DENOTES ACRES
  - LB - LICENSED BUSINESS
  - ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
  - D.E. - DRAINAGE EASEMENT

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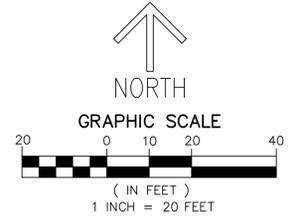
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**SHEET 3 OF 3**



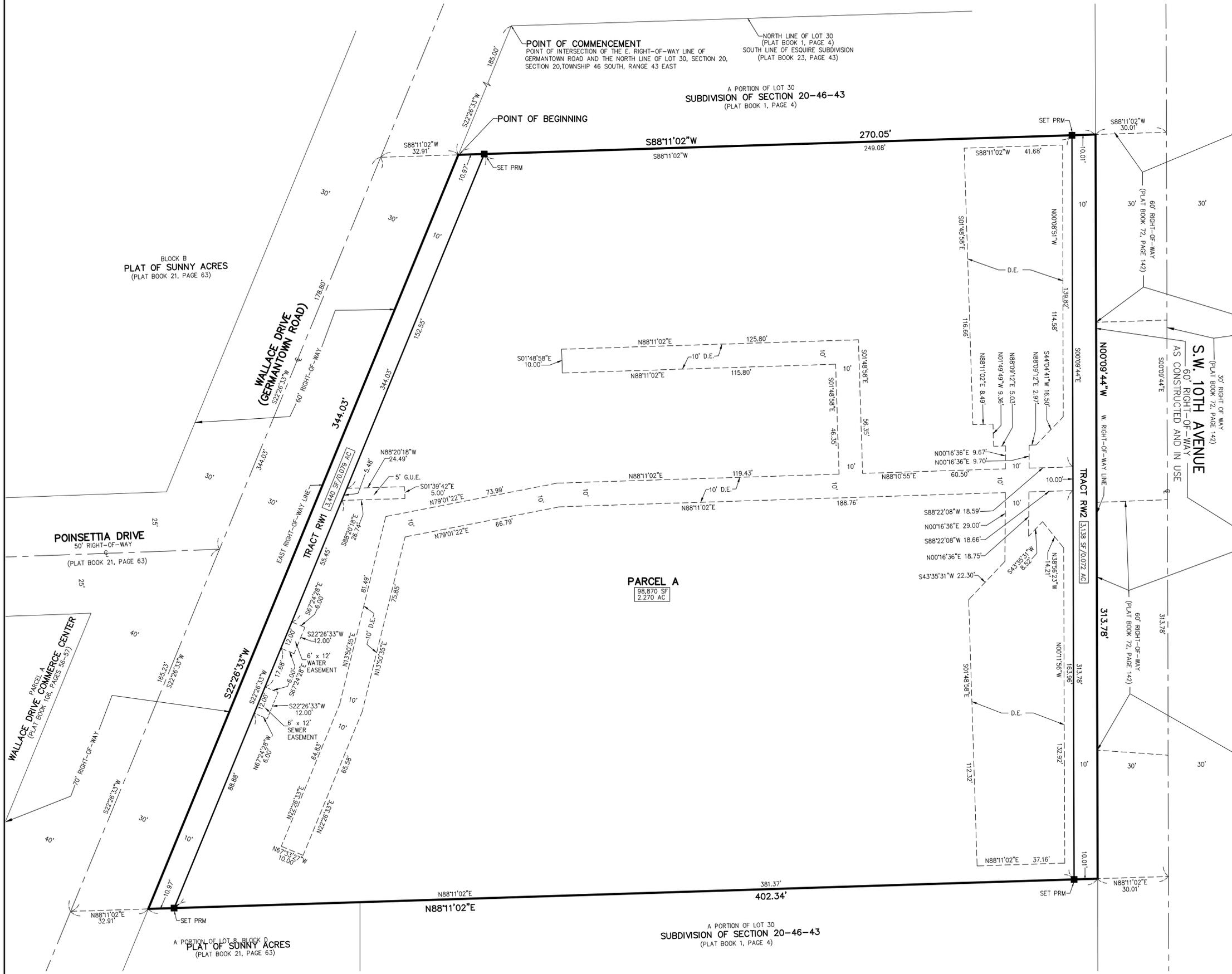
**NOTES  
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COORDINATES SHOWN ARE GRID  
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**SURVEY NOTES:**

1. 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.
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6. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.00°09'44"W. ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 10TH AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT) AS MONUMENTED BY THE PRM'S ON THIS PLAT, THE PALM BEACH COUNTY SURVEY DEPARTMENT.
8. ■ PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
9. SF - DENOTES SQUARE FEET
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14. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
15. D.E. - DRAINAGE EASEMENT

THE GROVES OF DELRAY  
 (PLAT BOOK 72, PAGE 142)



BLOCK B  
 PLAT OF SUNNY ACRES  
 (PLAT BOOK 21, PAGE 63)

POINSETTIA DRIVE  
 50' RIGHT-OF-WAY  
 (PLAT BOOK 21, PAGE 63)

WALLACE DRIVE  
 COMMERCE CENTER  
 (PLAT BOOK 105, PAGES 38-57)

A PORTION OF LOT 8, BLOCK D  
 PLAT OF SUNNY ACRES  
 (PLAT BOOK 21, PAGE 63)

A PORTION OF LOT 30  
 SUBDIVISION OF SECTION 20-46-43  
 (PLAT BOOK 1, PAGE 4)

PARCEL A  
 38,870 SF  
 2,270 AC