

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

SHEET 1 OF 3

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 _____

WITNESS: _____
PRINT NAME _____ TITLE _____

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 PLANNING & 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

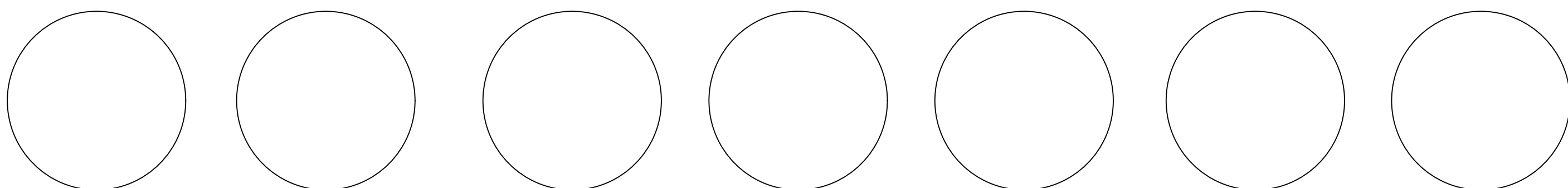
SURVEYOR'S CERTIFICATE:

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. NOTARY FIRST NATIONAL BANK COASTAL COMMUNITY FIRST NATIONAL BANK COASTAL COMMUNITY NOTARY REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR



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OF
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ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
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COUNTY OF PALM BEACH
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RECORD AT _____ M.
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PAGES _____ THRU _____
SHARON R. BOCK
CLERK AND COMPTROLLER

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 954129.3059

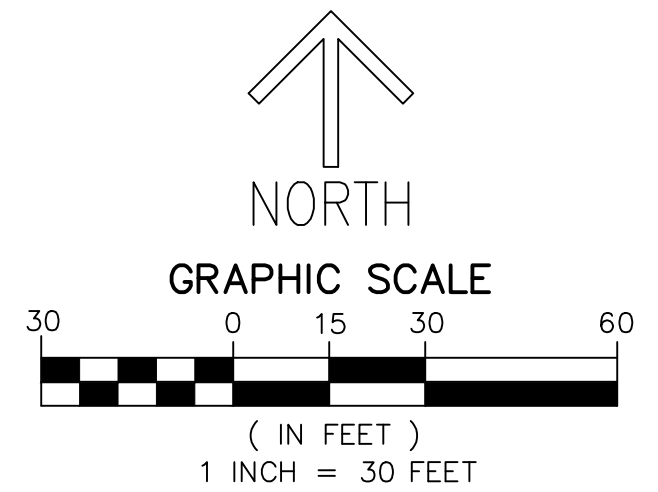
PUBLISHED POSITION OF WEST 1/4 CORNER
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST
PER PALM BEACH COUNTY SURVEY DEPARTMENT
N 769173.6080
E 954128.4950

N. LINE OF THE S.W. 1/4 OF SECTION 20
BASED ON PLAT OF ESQUIRE SUBDIVISION
N88°27'02"E
N88°56'10"E
N. LINE OF THE S.W. 1/4 OF SECTION 20
PER PUBLISHED PALM BEACH COUNTY COORDINATES

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

BY: _____
DEPUTY CLERK

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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
- CL - 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

"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.

THIS INSTRUMENT WAS PREPARED BY
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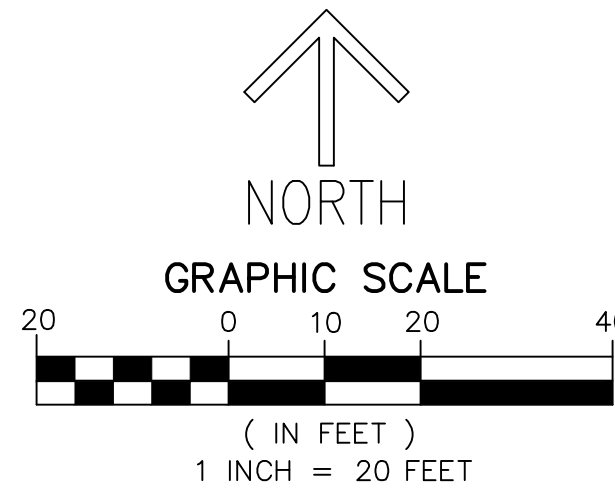
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SHEET 3 OF 3



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COORDINATES SHOWN ARE GRID
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SURVEY NOTES:

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