

# HACKER OFFICE BUILDING

BEING A REPLAT OF LOT 2, LESS THE NORTHERLY 5.0 FEET THEREOF FOR ROAD RIGHT OF WAY, AND 3, BLOCK 11, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 (P.R.P.B.CO.), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2018  
SHEET 1 OF 2

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT S&E HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 2, LESS THE NORTHERLY 5.0 FEET THEREOF FOR ROAD RIGHT OF WAY, AND 3, BLOCK 11, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 (P.R.P.B.CO.), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HACKER OFFICE BUILDING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, LESS THE NORTHERLY 5.0 FEET THEREOF FOR ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 29537, PAGE 1024, AND LOT 3, BLOCK 11, DEL-IDA PARK (DEL-IDA PARK HISTORIC DISTRICT), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY (P.R.P.B.CO.), FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N.45°00'00"E., ALONG THE NORTHWESTERLY LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 78.78 FEET TO A POINT ON A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2; THENCE S.89°10'31"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 30.45 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE S.45°00'00"E., ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 118.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE S.45°00'00"W., ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE N.45°00'00"W., ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13,768 SQUARE FEET OR 0.316 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE 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 AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO S&E HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE WATER EASEMENT IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER MAINS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

S&E HOLDINGS, INC.,  
A FLORIDA CORPORATION

WITNESS: \_\_\_\_\_ BY: STEVEN M. HACKER  
PRINT NAME: PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME:

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN M. HACKER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF S&E HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_

## CITY APPROVAL:

THIS PLAT OF "HACKER OFFICE BUILDING" AS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DIRECTOR OF PLANNING, ZONING AND BUILDING \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_  
FIRE MARSHAL \_\_\_\_\_ DIRECTOR OF UTILITIES \_\_\_\_\_

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CYNTHIA A. REED, 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 S&E HOLDINGS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: \_\_\_\_\_ CYNTHIA A. REED  
ATTORNEY STATE OF FLORIDA

## 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 "HACKER OFFICE BUILDING", 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.  
LICENSE BUSINESS NO. L.B. 3591

## MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 RECORD BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

FIRST CITIZENS BANK,  
A FLORIDA BANKING CORPORATION

WITNESS: \_\_\_\_\_  
PRINT NAME:

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

WITNESS: \_\_\_\_\_  
PRINT NAME:

## ACKNOWLEDGEMENT:

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 AS \_\_\_\_\_ OF FIRST CITIZENS BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS \_\_\_\_\_ 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.

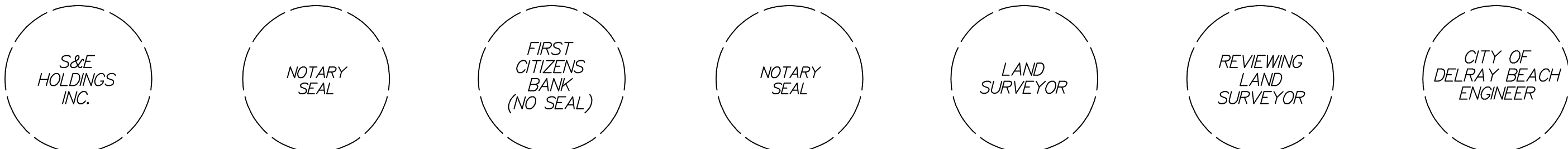
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

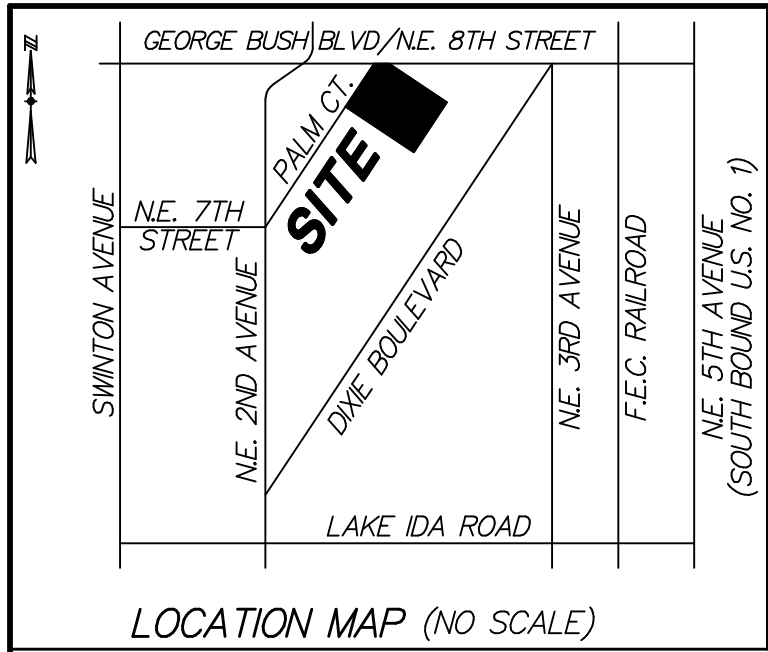
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_

## 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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: \_\_\_\_\_ PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
O'BRIEN, SUTER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353





BLOCK 12, DEL PARK (PLAT BOOK 8, PAGE 56)

25' RIGHT OF WAY PER PLAT BOOK 8, PAGE 56

# HACKER OFFICE BUILDING

BEING A REPLAT OF LOT 2, LESS THE NORTHERLY 5.0 FEET THEREOF FOR ROAD RIGHT OF WAY, AND 3, BLOCK 11, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 (P.R.P.B.CO.), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2018  
SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

SCALE: 1" = 10'

0' 10' 20' 30'

LEGEND:

CL = CENTERLINE

P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB353") UNLESS STATED OTHERWISE

P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY

SECTION 9/46/43 = SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST

WEST QUARTER (1/4) CORNER  
SECTION 9/46/43  
FOUND PALM BEACH COUNTY  
BRASS DISK

265.93° S 0°29'42"E (ASSUMED)  
WEST LINE OF SECTION 9/46/43

SOUTHWEST CORNER  
SECTION 9/46/43  
FOUND PALM BEACH COUNTY  
BRASS DISK

BLOCK 12, DEL-IDA  
PARK (PLAT BOOK 9,  
PAGE 52)

PALM COURT

NE. 8TH STREET

NE. 8TH STREET

25' RIGHT OF WAY PER  
PLAT BOOK 9, PAGE 52

25' RIGHT OF WAY PER  
PLAT BOOK 9, PAGE 52

ADDITIONAL RIGHT OF WAY  
(O.R.B. 29537, PAGE 1024)

NORTHERLY LINE LOT 2,  
BLOCK 11 (PLAT BOOK 9,  
PAGE 52)

N.89°10'31"W.

20.44'

30.45'

S.89°10'31"E

12.00'

WATER  
EASEMENT

12.00'

N.89°10'31"W.

5.04'929'W

5.04'929'W

5.04'929'W

5.04'929'W

5.04'929'W

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5.04'929'W

5.04'929'W

## NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S0°29'42"E.

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.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON CITY 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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

LOT 4, BLOCK 11, DEL-IDA PARK  
(PLAT BOOK 9, PAGE 52)

SOUTHWESTERLY LINE OF LOT 3,  
BLOCK 11 (PLAT BOOK 9, PAGE 52)

140.00'

N.45°00'00"W

140.00'

N.45°00'00"W

140.00'

N.45°00'00"W

140.00'

TRACT "A"

SOUTHWESTERLY CORNER  
LOT 3, BLOCK 11 (PLAT  
BOOK 9, PAGE 52)

SET PRM

LOT 20, BLOCK 11, DEL-IDA PARK  
(PLAT BOOK 9, PAGE 52)

SOUTHEASTERLY LINE OF LOTS 2 AND 3,  
BLOCK 11 (PLAT BOOK 9, PAGE 52)

100.00'

S.45°00'00"W

100.00'

S.45°00'00"W

100.00'

S.45°00'00"W

LOT 21, BLOCK 11, DEL-IDA PARK  
(PLAT BOOK 9, PAGE 52)

SET PRM

SOUTHEASTERLY CORNER  
LOT 2, BLOCK 11 (PLAT  
BOOK 9, PAGE 52)

SET PRM

LOT 1, BLOCK 11, DEL-IDA PARK  
(PLAT BOOK 9, PAGE 52)

S.45°00'00"E

118.16'

S.45°00'00"E

118.16'

S.45°00'00"E

118.16'

S.45°00'00"E

118.16'

S.45°00'00"E

118.16'

S.45°00'00"E

118.16'

S.45°00'00"E

118.16'