

FIFTY SOUTHEAST 4TH AVENUE

BEING A REPLAT OF LOT 9, BLOCK 93, RESUBDIVISION OF BLOCK 93 TOWN OF LINTON (NOW DELRAY BEACH),
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 (P.R.P.B.CO.), BEING IN SECTION 16,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

APRIL 2018
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 50 SE 4TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 9, BLOCK 93, RESUBDIVISION OF BLOCK 93 TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "FIFTY SOUTHEAST 4TH AVENUE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9, BLOCK 93, RESUBDIVISION OF BLOCK 93 TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9, RUN N 0° 00'00"E, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 42.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE N 89° 09'00"W, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S 0° 00'00"W, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 42.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE S 89° 09'00"E, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,669 SQUARE FEET OR 0.130 ACRE MORE OR LESS.

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

LOT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

THE PEDESTRIAN CLEAR ZONE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY BY THE OWNER TO THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "CITY") FOR THE PURPOSE OF CONSTRUCTION OF A PEDESTRIAN CLEAR ZONE FOR PUBLIC PEDESTRIAN PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN THE PEDESTRIAN CLEAR ZONE IN CONFORMANCE WITH THE CITY'S PRACTICES OF MAINTAINING PUBLIC SIDEWALKS THROUGHOUT THE CITY, WITHOUT RECOURSE TO THE CITY. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL ERECT NO BUILDING OR AFFECT ANY OTHER KIND OF CONSTRUCTION OR IMPROVEMENTS UPON THIS EASEMENT, OTHER THAN THE AFOREMENTIONED PEDESTRIAN CLEAR ZONE. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THIS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2018.

50 SE 4TH AVENUE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: STEVEN COHEN
MANAGER

WITNESS: _____
PRINT NAME:

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN COHEN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 50 SE 4TH AVENUE, 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 COMPANY 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 _____, 2018.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

CITY APPROVAL:

THIS PLAT OF "FIFTY SOUTHEAST 4TH AVENUE" 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

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 PROPERTY IS VESTED TO 50 SE 4TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: _____ NAME: _____
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 "FIFTY SOUTHEAST 4TH AVENUE", 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

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

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____

THIS _____ DAY OF _____

2018, AND DULY RECORDED IN PLAT BOOK NO. _____

ON PAGE _____

SHARON R. BOCK, CLERK AND COMPTROLLER

BY _____, D.C.

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF LOT 9, BLOCK 93 (PLAT BOOK 2, PAGE 18) HAVING AN ASSUMED BEARING OF N 0° 00'00"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.

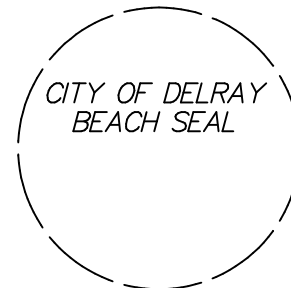
THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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 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.



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ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 (P.R.P.B.CO.), BEING IN SECTION 16,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SITE

EAST ATLANTIC AVENUE

SWINTON AVENUE

S.E. 1ST STREET

S.E. 2ND STREET

S.E. 4TH AVENUE

S.E. 5TH AVENUE

S.E. 6TH AVENUE

STATE ROAD A-1-A

LOCATION MAP (NO SCALE)

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 16/46/43 = SECTION 16,
TOWNSHIP 46 SOUTH, RANGE 43 EAST

C.A. = CENTRAL ANGLE

C.B. = CHORD BEARING

