

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
L.B. #3300
JANUARY 2019

AUTONATION COLLISION CENTER - DELRAY BEACH

BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS
RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR
RECORD AT _____ M.

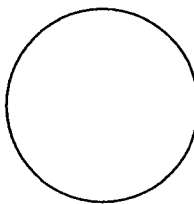
THIS _____ DAY OF _____
A.D. 201_ AND DULY RECORDED

IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 3 SHEETS



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WALLACE FORD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, AUTONATION COLLISION CENTER – DELRAY BEACH, BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THE SOUTH 250 FEET OF THE WEST 667.39 FEET (LESS THE SOUTH 150 FEET OF THE WEST 290.40 FEET) OF LOT 15 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF, ON FILE IN PLAT BOOK 1, PAGE 4, PALM BEACH COUNTY PUBLIC RECORDS, LESS THE WEST 25 FEET THEREOF.

TOGETHER WITH:

THAT PART OF THE WEST 200.00 FEET OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF PLAT NO. 1 OF SOUTHRIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

TOGETHER WITH:

THE WEST 200.00 FEET OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 53.00 FEET THEREOF AND LESS THE NORTH 350.00 FEET OF THE SOUTH 403.00 FEET OF THE EAST 150.00 FEET THEREOF.

LESS

THE WEST 50.00 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 403.00 FEET OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) TOGETHER WITH THE NORTH 50.00 FEET OF THE SOUTH 453.00 FEET OF THE WEST 200.00 FEET OF THE SAID SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4), ALL IN SAID SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINS 293,745 SQUARE FEET (6.744 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS AUTONATION COLLISION CENTER – DELRAY BEACH AND FURTHER DEDICATES AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO WALLACE FORD, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

ALL SEWER EASEMENTS ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

IN WITNESS WHEREOF, WALLACE FORD, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR _____
THIS _____ DAY OF _____, 201_.

WALLACE FORD, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____

BY: _____

JAMES R. BENDER, MANAGER

WITNESS: _____
PRINT NAME: _____

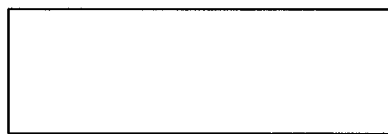
ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) SS

BEFORE ME PERSONALLY APPEARED JAMES R. BENDER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WALLACE FORD, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS _____ 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 _____, 201_.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

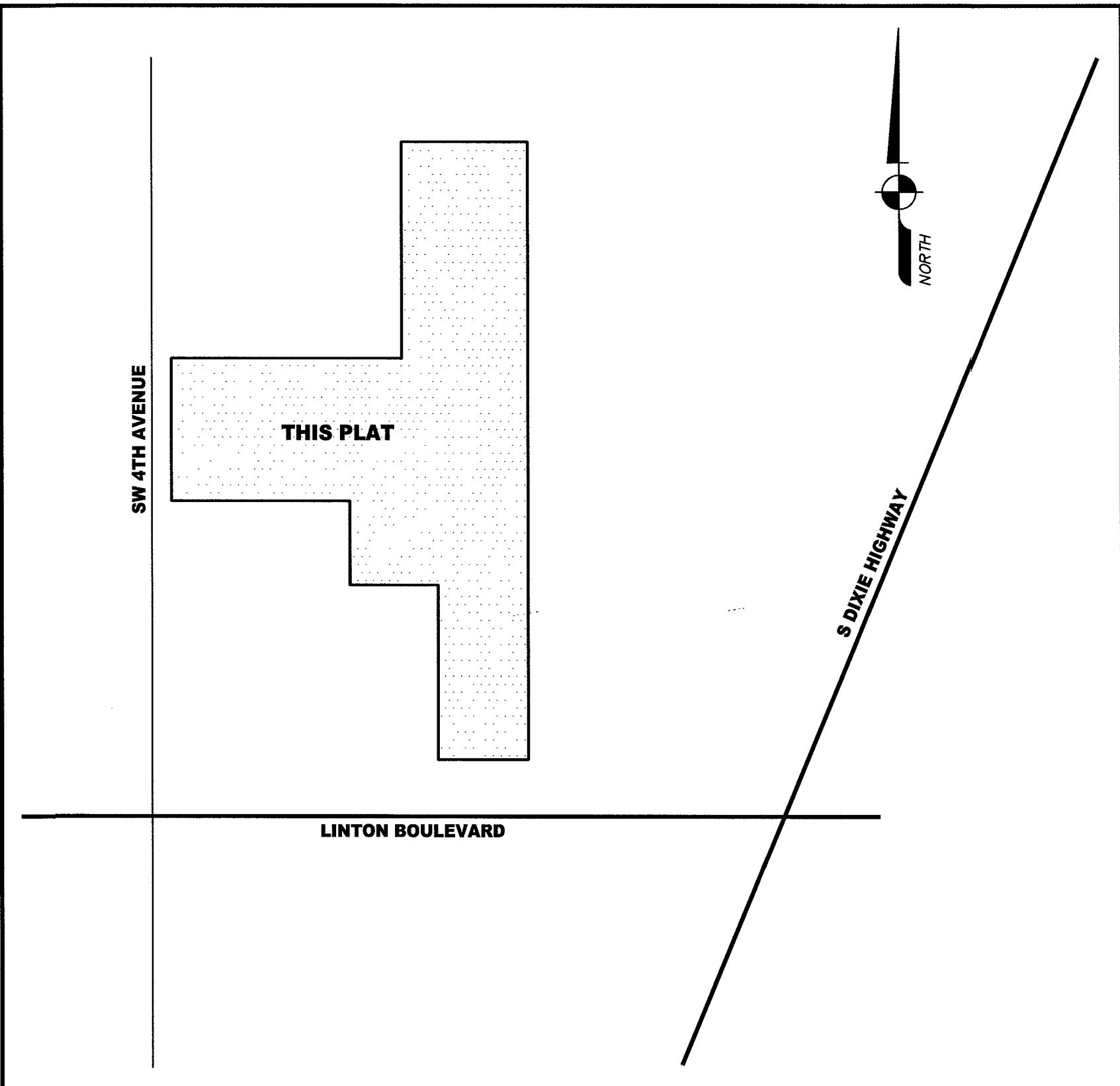


NOTARY SEAL

(PRINT NUMBER)

NOTICE:

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LOCATION SKETCH
NOT TO SCALE

NOTES:

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- 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 GRID, BASED ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF S89°38'17"W.
- 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: CL = CENTERLINE; F.P.L. = FLORIDA POWER AND LIGHT; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; PRM = PERMANENT REFERENCE MONUMENT.
- - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300"

TITLE CERTIFICATION:

I, MICHAEL T. ARCHEY, ESQUIRE, 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 IN WALLACE FORD, LLC.; 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 BY THIS PLAT.

DATED: _____

BY: _____

PRINT NAME: MICHAEL T. ARCHEY, ESQUIRE
ATTORNEY-AT-LAW IN FLORIDA
FLORIDA BAR #0121797

CITY OF DELRAY BEACH:

THIS PLAT OF AUTONATION COLLISION CENTER – DELRAY BEACH, WAS APPROVED ON THE _____ DAY OF _____, A.D. 201_, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR _____

ATTEST: _____

CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: _____
DEVELOPMENT SERVICES DIRECTOR

BY: _____
CHAIRPERSON, PLANNING AND ZONING

BY: _____
CITY ENGINEER

BY: _____
FIRE MARSHAL

BY: _____
CITY UTILITIES DIRECTOR

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 AUTONATION COLLISION CENTER – DELRAY BEACH, 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: _____

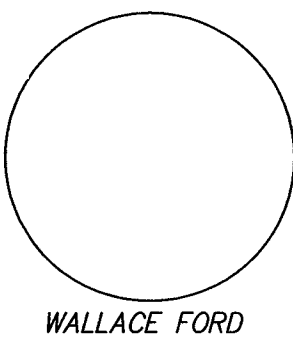
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
L.B. NO. 3591
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434

SURVEYOR'S CERTIFICATE:

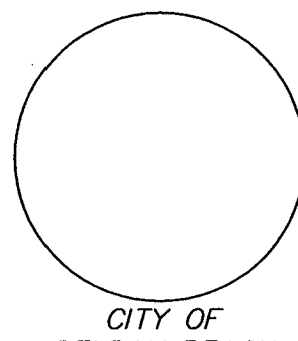
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW; 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: _____

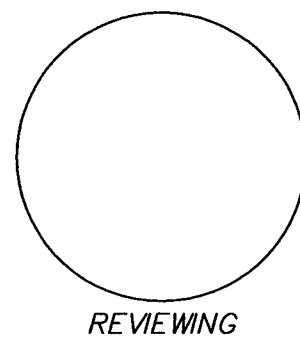
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300
50 SW. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432



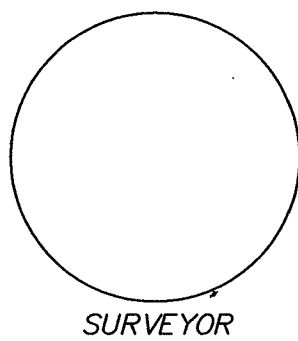
WALLACE FORD



CITY OF
DELRAY BEACH



REVIEWING
SURVEYOR



SURVEYOR

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
L.B. #3300
DECEMBER 2018

AUTONATION COLLISION CENTER - DELRAY BEACH
BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS
RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

BLOCK 4
PLAT NO. 1 SOUTHRIDGE
(P.B. 13/38, P.B.C.R.)

6' UTILITY EASEMENT
(P.B. 13/38, P.B.C.R.)

N: 767931.9100
E: 958823.7127

N89°00'19"E

200.00'

N: 767935.3819
E: 959023.6826

SHEET 2 OF 3 SHEETS

SOUTH LINE PLAT NO. 1 OF SOUTHRIDGE
(P.B. 13/38, P.B.C.R.)



0 30 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

A PORTION OF LOT 15
MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST
(P.B. 1/4, P.B.C.R.)

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COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)
COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
ZONE: FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000046667
GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

TIES WERE MADE TO THE SOUTHEAST AND SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ARE REFERENCED TO COORDINATES PUBLISHED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT AS DEPICTED HEREON.

AREA TABULATION

TRACT "A"	293,245 SQUARE FEET	6.732 ACRES
TRACT "B"	500 SQUARE FEET	0.012 ACRES
TOTAL AREA OF PLAT	293,745 SQUARE FEET	6.744 ACRES

S.W. FOURTH AVENUE

50' PUBLIC RIGHT-OF-WAY DEED
RIGHT-OF-WAY DEED
(O.R.B. 28894/1086, P.B.C.R.)

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AUTONATION COLLISION CENTER - DELRAY BEACH

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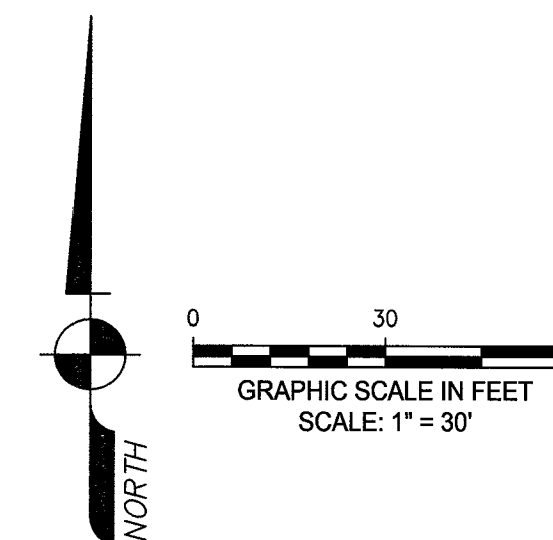
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SHEET 3 OF 3 SHEETS

