

SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GRIECO MOTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF PORTIONS OF BLOCKS 24 AND 25, INCLUDING THE INTERNAL ALLEYS, AVENUE F AND AVENUE G, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 25; THENCE SOUTH 86°39'32" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF LAMAT AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 1195.65 FEET; THENCE NORTH 82°14'43" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE F, A DISTANCE OF 158.00 FEET; THENCE NORTH 07°45'37" EAST, ALONG THE WEST LINE OF SAID BLOCK 24, A DISTANCE OF 38.00 FEET; THENCE NORTH 07°45'37" EAST, ALONG THE WEST LINE OF SAID BLOCKS 24 AND 25, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY, A DISTANCE OF 575.00 FEET; THENCE SOUTH 82°14'43" EAST, ALONG THE SOUTH LINE OF BLOCK 23 OF SAID PLAT, A DISTANCE OF 101.80 FEET; THENCE NORTH 86°39'32" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 139.79 FEET; THENCE SOUTH 03°20'28" EAST, ALONG THE EAST LINE OF SAID BLOCKS 24 AND 25, A DISTANCE OF 575.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 3.926 ACRES (171,030 SQUARE FEET), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "DELRAY CHEVROLET" AND FURTHER DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
2. TRACTS B-1, B-2 AND B-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
3. TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR DELRAY CHEVROLET, ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS TRAP SERVING ABUTTING LOT INTERESTS, AND IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, WITH THIS PRESERVATION, AND ITS PERPETUAL MAINTENANCE OBLIGATION TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ----- DAY OF -----, 2019.

GRIECO MOTORS, LLC
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS:----- BY:-----
PRINT NAME MEMBER

WITNESS:-----
PRINT NAME-----

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

BEFORE ME PERSONALLY APPEARED -----, AS IDENTIFIED, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS PRODUCED A POWER OF ATTORNEY, A FIDUCIARY INSTRUMENT, AND A FOREGOING INSTRUMENT AS MEMBER OF GRIECO MOTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL, AND THAT THE COMPANY HAD THE INSTRUMENT SIGNED BY THE PRESIDENT, A duly authorized officer of the company, AND THAT SAID INSTRUMENT IS THE TRUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ----- DAY OF -----, 2019.

MY COMMISSION EXPIRES: NOTARY PUBLIC

PRINT NAME:-----

DELRAY CHEVROLET

A REPLAT OF PORTIONS OF BLOCKS 24 AND 25, INCLUDING THE INTERNAL ALLEYS, AVENUE F AND AVENUE G, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

I, FLORIDA, DO HEREBY CERTIFY, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE FLORIDA LIMITED LIABILITY COMPANY, THAT THE GRIECO MOTORS, LLC, THAT THE DELRAY CHEVROLET, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2019; THAT 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.

DATE----- BY:----- ESQ., ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
NUMBER

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

THIS PLAT OF "DELRAY CHEVROLET", AS APPROVED ON THE ----- DAY OF DELRAY BEACH, FLORIDA, 2019, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

MAYOR----- ATTEST:----- CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR CHAIRPERSON PLANNING & ZONING BOARD
CITY ENGINEER----- FIRE MARSHAL
CITY UTILITIES DIRECTOR-----

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

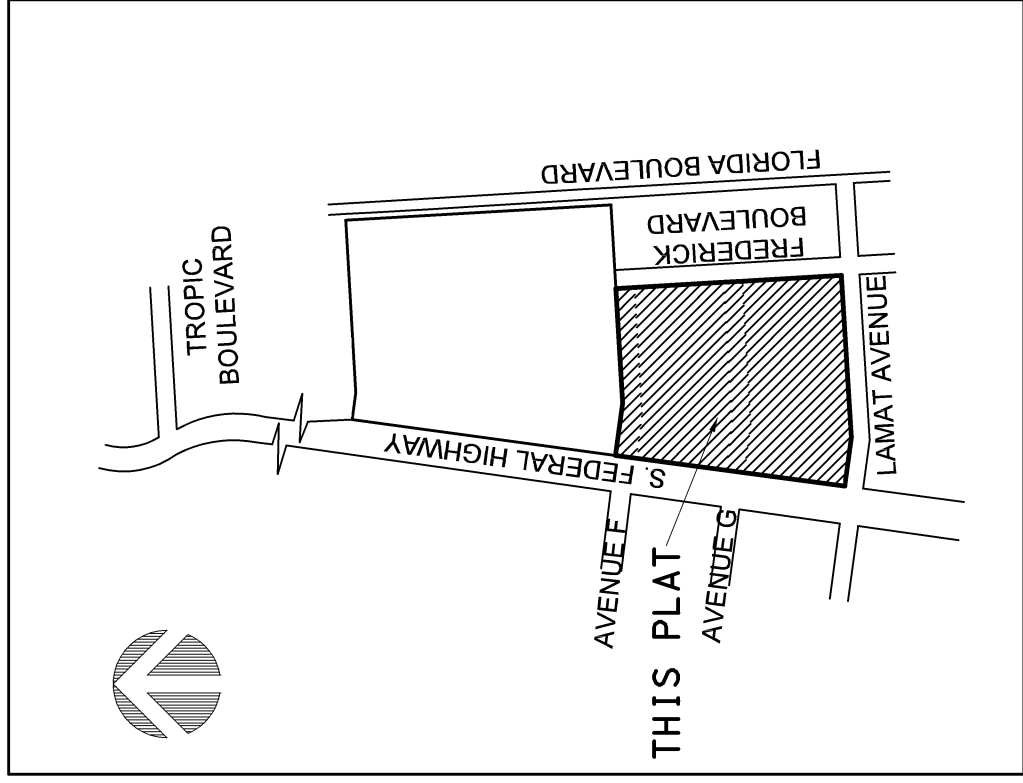
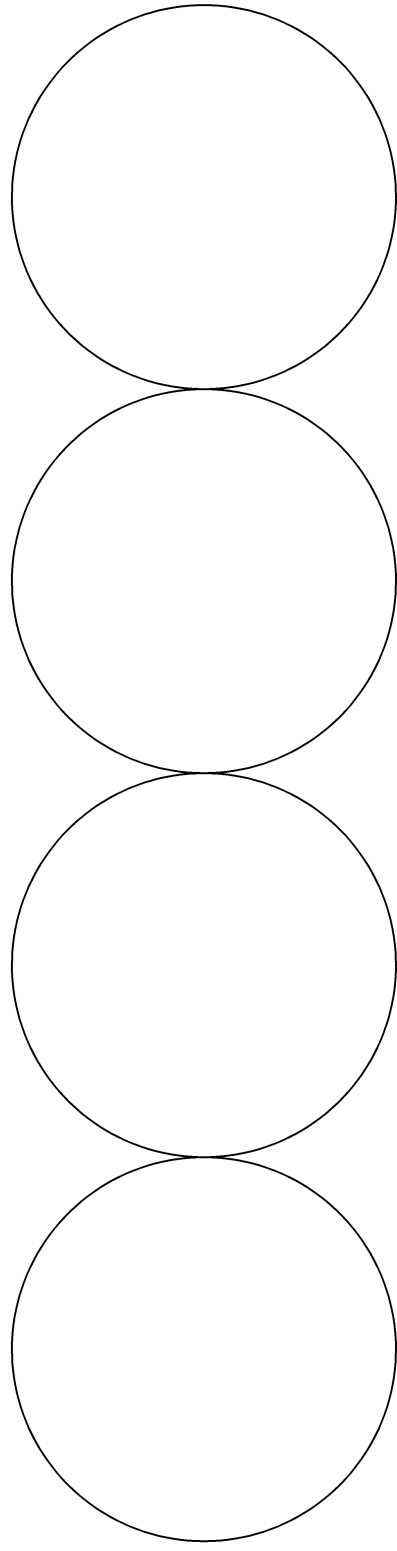
DATE:----- DAVID PAUL LINDLEY-----
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

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 ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SAME COMPLY WITH THE REQUIREMENTS OF CHAPTER 177.081, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE----- JEFF S. HODAPP-----
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

GRIECO MOTORS LLC REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR



SITE DATA:

TRACT A 160,653 SQUARE FEET
TRACT B-1 5729 SQUARE FEET
TRACT B-2 134 SQUARE FEET
TRACT B-3 134 SQUARE FEET
TRACT C 4380 SQUARE FEET
TOTAL 171,030 SQUARE FEET

NOTES:

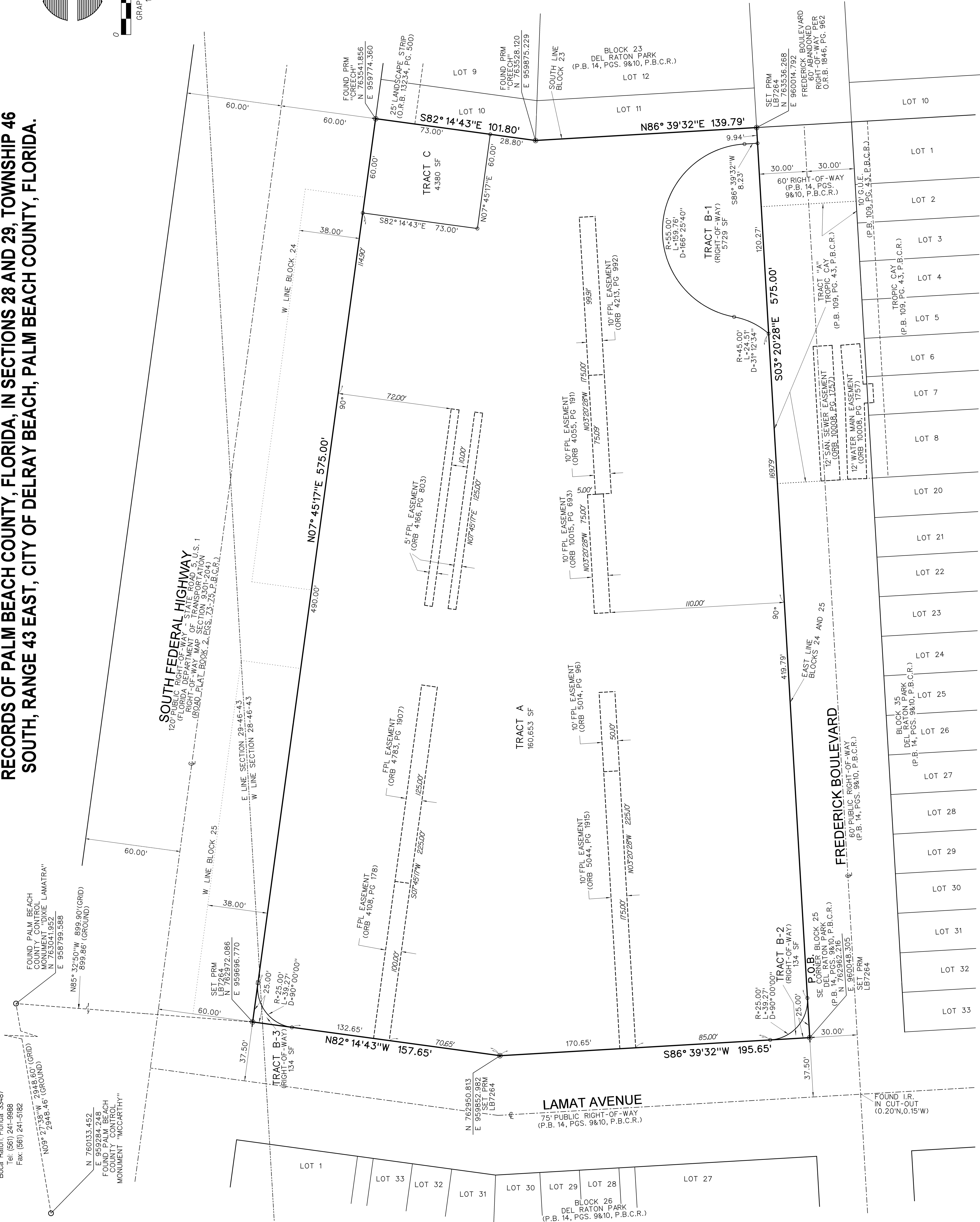
01. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 07°45'17" EAST, ALONG THE EAST LINE OF STATE ROAD NO. 5, ACCORDING TO PALM BEACH COUNTY CONTROL MONUMENTS, "DIXIE LAMATRA" AND "MARTIN LUTHER KING, JR." MONUMENTS, AND GROUND DISTANCES. A SCALE FACTOR OF 1.000469 WAS APPLIED.
02. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
03. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES. ANY KIND OF CONSTRUCTION PLACED ON THE TRACT SHALL BE SUBJECT TO THE CITY OF DELRAY BEACH'S 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.
04. ANY CONSTRUCTION SHALL BE PROVIDED FOR WATER AND SEWER OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
05. 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 INSTRUMENT, OR PART OF THE PLAT, OF THE CITY OF DELRAY BEACH, FLORIDA, PURSUANT TO CHAPTER 177.001(2), FLORIDA STATUTES. THE RECORDATION OF THIS PLAT, A REPLAT OF PORTIONS OF "DEL RATON PARK" (P.B. 14, PGS. 9 & 10, P.B.-C.R.) SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT
THIS ----- DAY OF -----
201-----, AND DULY RECORDED
IN PLAT BOOK ----- ON PAGES
----- THROUGH -----,
SHARON R. BOCK, CLERK AND
COMPTROLLER

BY:-----DC

--- 27° 38' W 25' (GROUND)
N09° 27' 38" 46" (GROUND)

A REPLAT OF PORTIONS OF BLOCKS 24 AND 25, INCLUDING THE INTERNAL ALLEYS, AVENUE F AND AVENUE G, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



LEGEND

- ☐ = CENTERLINE
- = PRM - SET PERMANENT REFERENCE MONUMENT
 ▪ LB7264, UNLESS NOTED OTHERWISE
- = SET 1/2" IRON ROD AND CAP • LB7264
- ☐ = SET NAIL & DISK • LB7264

ABBREVIATIONS:

- | | | |
|----------|--------------------------------|--|
| CONC. | CORNER | |
| COR. | DELTA (CENTRAL ANGLE) | |
| E | DELTA EASEMENT | |
| DIA. | DIAMETER | |
| U.E. | GENERAL UTILITY EASEMENT | |
| J.R. | IRON ROD | |
| I.R.C. | IRON RODS & CAP | |
| L.B. | LICENSED BUSINESS | |
| L.S.S. | LICENSED SURVEYOR | |
| MON. | MONUMENT | |
| N.R. | NON-RADIANT | |
| B. | BUSINESS RECORDS BOOK | |
| P.A.E. | PUBLIC ACCESS EASEMENT | |
| P.B.C.R. | PALM BEACH COUNTY RECORDS | |
| P.B. | PLAT BOOK | |
| P.C.C. | PERMANENT CONTROL POINT | |
| P.O.P. | POINT OF BEGINNING | |
| P.O.B. | POINT OF COMMENCEMENT | |
| P.O.C. | PERMANENT REFERENCE MONUMENT | |
| P.P.M. | PROFESSIONAL PLAT MAP | |
| P.S.M. | PROFESSIONAL SURVEYOR & MAPPER | |
| R.W. | RIGHT-OF-WAY | |
| S.E. | SEWER EASEMENT | |
| SEC. | SECTION | |
| FEET | SQUARE FEET | |
| U.E. | UTILITY EASEMENT | |
| W.E. | WATER EASEMENT | |