

RESOLUTION NO. 101-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, PROVIDING FOR THE ABANDONMENT OF WATER AND SEWER EASEMENTS DEDICATED TO THE CITY OF DELRAY BEACH AS RECORDED IN THE BORTON MOTORS REPLAT, PLAT BOOK NUMBER 83, PAGES 137 THROUGH 138 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FOR THE SUBJECT SITE LOCATED AT 2201 N. FEDERAL HIGHWAY; THE DEDICATION OF WATER AND SEWER EASEMENTS TO REFLECT THEIR AS BUILT LOCATIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, on November 3, 1998, as part of a previously approved site project for Borton Volkswagen located at 2201 N. Federal Highway, the Borton Motors Replat was recorded in Plat Book 83, Pages 137 through 138 of the Official Records for Palm Beach County, which dedicated utility easements to the City of Delray Beach for water and sewer lines; and

WHEREAS, on April 26, 2017, the Site Plan and Appearance Board approved a new site plan for Borton Volkswagen located at 2201 N. Federal Highway which required the reconfiguration of the water and sewer lines; and

WHEREAS, construction of the new site plan is now complete, and the as built location of the water and sewer lines are now final and known; and

WHEREAS, the City of Delray Beach, Florida, ("the City") received an abandonment of easement application to vacate the original water and sewer easements (described in Exhibit "A"), and to dedicate replacement water and sewer easements for the as built new locations (described in Exhibit "B"); and

WHEREAS, the application of easement application was processed pursuant to Section 2.4.6 (N), "Abandonment of Public Easement," of the Land Development Regulations ("LDR") of the City of Delray Beach, Florida; and

WHEREAS, pursuant to LDR Section 2.4.6(N)(3)(c), the application is now before the City Commission, and

WHEREAS, pursuant to LDR Section 2.4.6(N)(5), the City Commission finds the abandonment will not result in detriment for the provision of utility services to adjacent properties or the general area, and the portions of the previous water and sewer easements are no longer necessary to service the property due to the relocation and installation of replacement water and sewer pipes as detailed in new easement; and

WHEREAS, upon approval by the City Commission, the resolution be recorded with Exhibit "A" and Exhibit "B", at the Palm Beach County Property Appraiser, and noted on the Borton Motors Replat, Plat Book 83, Pages 137 through 138 of the Official Records of Palm Beach County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. That the foregoing recitals are hereby incorporated herein by this reference.

Section 2. That pursuant to Chapter 177 and Chapter 166 of the Florida Statutes, the City hereby vacates and abandons all right and interest it holds to the following real property more particularly described in Exhibit "A".

Section 3. That this abandonment is conditional upon the execution and recording of the Easement Agreement by Gunther Motor Company New Ventures, LLC, dedicating the real property more particularly described in Exhibit "B".

Section 4. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED in regular session on the \_\_ day of \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Katerri Johnson, City Clerk

\_\_\_\_\_  
Shelly Petrolia, Mayor

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Lynn Gelin, City Attorney

## SKETCH &amp; DESCRIPTION

**WATER EASEMENT**

TO BE VACATED

(P.B. 83, PGS. 137-138, P.B.C.R.)

CITY OF DELRAY BEACH

**LAND DESCRIPTION:**

A portion of Lot 2, BORTON MOTORS, according to the Plat thereof as recorded in Plat Book 83, Pages 137 through 138, of the Public Records Of Palm Beach County, Florida, being described as follows:

A strip of land being 12 foot in width, lying 6.00 feet on each side of the following described centerline.

**Commence** at the northwest corner of said Lot 2; thence S16°00'00"W, 51.30 feet to a point of curvature of a curve, concave to the southeast, having a radius of 5,669.65 feet and a central angle of 00°16'00" feet; thence southerly along said curve an arc distance of 26.39 feet to the centerline of an existing 12 foot water easement per said plat; thence S74°00'00"E along the centerline of said existing water easement, 12.00 feet to the **Point Of Beginning** of said centerline; thence continue S74°00'00"E, 344.05 feet; thence S25°35'19"E, 38.03 feet; thence S64°24'41"W, 25.00 feet; thence N64°24'41"E, 25.00 feet; thence S25°35'19"E, 41.23 feet; thence S16°00'00"W, 122.99 feet; thence N73°59'10"W, 187.00 feet; thence N16°00'00"E, 20.00 feet; thence S16°00'00"W, 20.00 feet; thence N73°59'10"W, 84.82 feet to the **Point Of Termination** of said centerline.

Sidelines shall length or shorten to form a continuous strip of land.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida containing 10,205 square feet.

**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lot 2 having a bearing of S74°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R = Radius.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/4/2019

*[Signature]*  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

**REVISIONS**

REVISED	W.R.E.	06/06/2018
REVISED	W.R.E.	04/04/2019


**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

©2018 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #: **7648-6\_W1**

SCALE: 1" = 40'

DATE: 03/22/2018

BY: W.R.E.

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: **1 OF 3**

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

**SKETCH & DESCRIPTION  
WATER EASEMENT**  
TO BE VACATED  
(P.B. 83, PGS. 137-138, P.B.C.R.)  
CITY OF DELRAY BEACH



GRAPHIC SCALE IN FEET  
SCALE: 1" = 40'



**U.S. HIGHWAY NO. 1**  
(STATE ROAD NO. 5)

**P.O.C.**  
NORTHWEST CORNER  
LOT 2  
(P.B. 83/137-138, P.B.C.R.)

**LOT 1**  
(P.B. 95/177-178, P.B.C.R.)

NORTH LINE LOT 2  
(P.B. 83/137-138, P.B.C.R.)  
BEARING BASIS

R=5669.65'  
L=26.39'  
Δ=00°16'00"

S16°00'00"W  
51.30'  
**P.O.B.**

S74°00'00"E  
12.00'

CENTERLINE EXISTING  
12' WATER EASEMENT

S74°00'00"E  
344.05'

10,205 SQUARE FEET

**LOT 2**  
(P.B. 83/137-138, P.B.C.R.)

12' WATER EASEMENT  
(P.B. 83/137-138, P.B.C.R.)

**MATCHLINE  
SEE SHEET 3 OF 3**

**REVISIONS**

REVISED	W.R.E.	06/06/2018
REVISED	W.R.E.	04/04/2019



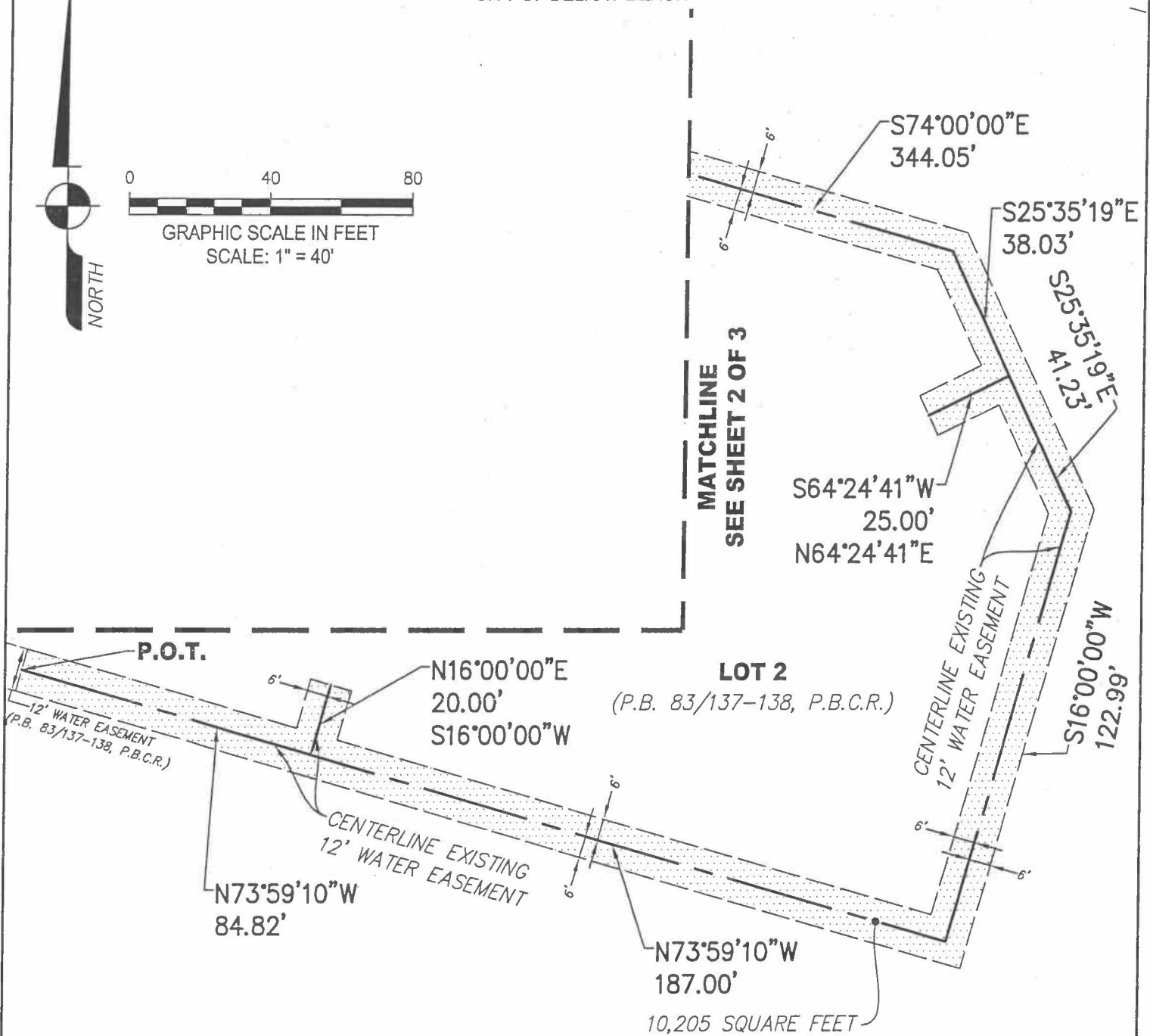
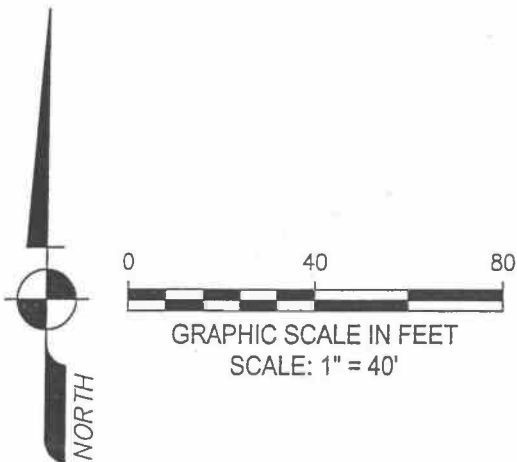
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

© 2018 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #:	7648-6_W1
SCALE:	1" = 40'
DATE:	03/22/2018
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	2 OF 3

**SKETCH & DESCRIPTION**  
**WATER EASEMENT**  
TO BE VACATED  
(P.B. 83, PGS. 137-138, P.B.C.R.)  
CITY OF DELRAY BEACH



REVISED	W.R.E.	06/06/2018
REVISED	W.R.E.	04/04/2019



50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

©2018 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #:	7648-6_W1
SCALE:	1" = 40'
DATE:	03/22/2018
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	PG.
SHEET:	3 OF 3

**SKETCH & DESCRIPTION**  
**SEWER MAIN EASEMENT**  
TO BE VACATED  
(P.B. 83, PGS. 137-138, P.B.C.R.)  
CITY OF DELRAY BEACH

**LAND DESCRIPTION:**

A portion of Lot 2, BORTON MOTORS, according to the Plat thereof as recorded in Plat Book 83, Pages 137 through 138, of the Public Records Of Palm Beach County, Florida, being described as follows:

A strip of land being 12 foot in width, lying 6.00 feet on each side of the following described centerline.

**Commence** at the northwest corner of said Lot 2; thence S74°00'00"E along the north line of said Lot 2, a distance of 302.20 feet; thence S16°50'43"W, 95.70 feet to the centerline of an existing 12 foot sanitary sewer easement per said Plat, also being the **Point Of Beginning** of said centerline; thence N73°09'17"W, 177.01 feet; thence S74°29'28"W, 45.62 feet to the **Point Of Termination** of said centerline.

Sidelines shall length or shorten to form a continuous strip of land.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida containing 2,672 square feet.

**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lot 2 having a bearing of S74°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/4/2019



JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

**REVISIONS**

REVISED	W.R.E.	06/06/2018
REVISED	W.R.E.	04/04/2019



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

© 2018 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #: **7648-6\_S1**

SCALE: 1" = 40'

DATE: 03/22/2018

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. -

SHEET: **1 OF 2**

# SKETCH & DESCRIPTION SEWER MAIN EASEMENT

TO BE VACATED  
(P.B. 83, PGS. 137-138, P.B.C.R.)  
CITY OF DELRAY BEACH

**U.S. HIGHWAY NO. 1**  
(STATE ROAD NO. 5)

12' SEWER EASEMENT  
(P.B. 83/137-138, P.B.C.R.)

**P.O.C.**

NORTHWEST CORNER  
LOT 2

(P.B. 83/137-138, P.B.C.R.)

**P.O.T.**

6' 6'

S74°29'28"W  
45.62'

**LOT 2**

(P.B. 83/137-138, P.B.C.R.)

CENTERLINE EXISTING  
12' SEWER EASEMENT

2,672 SQUARE FEET

N73°09'17"W  
177.01'

6' 6'

NORTH LINE LOT 2  
(P.B. 83/137-138, P.B.C.R.)  
BEARING BASIS

302.20'

**LOT 1**

(P.B. 95/177-178, P.B.C.R.)

S74°00'00"E



0 40 80

GRAPHIC SCALE IN FEET

SCALE: 1" = 40'

**P.O.B.**

S16°50'43"W

95.70'

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

## REVISIONS

REVISED	W.R.E.	06/06/2018
REVISED	W.R.E.	04/04/2019



**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

© 2018 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #: 7648-6\_S1

SCALE: 1" = 40'

DATE: 03/22/2018

BY: W.R.E.

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 2 OF 2

## Exhibit B

Prepared by: RETURN:

City Attorney's Office  
200 N.W. 1st Avenue  
Delray Beach, Florida 33444

---

### EASEMENT AGREEMENT

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between Gunther Motor Company New Ventures LLC (the “Grantor”), with a mailing address of 1660 S. State Road 7, Fort Lauderdale, Florida 3317-6408, and the **CITY OF DELRAY BEACH** (the “Grantee”), with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, a municipal corporation in Palm Beach County, State of Florida:

**WITNESSETH:** That the Grantor, for and in consideration of the mutual promises herein contained and other good and valuable considerations, does hereby grant, bargain, sell and release unto the Grantee, its successors and assigns, a perpetual exclusive easement for the purpose of the construction and maintenance of public utilities/drainage facilities which are wholly owned by the Grantee, with full and free right, liberty, and authority to enter upon and to install, operate, and maintain such facilities under, across, through and upon, over, under, or within the following described property located in Palm Beach County, Florida, to-wit:

#### DESCRIPTION

See Exhibit "B" (Easement Area -Sketch and Legal Description)

Concomitant and coextensive with this right is the further right in the Grantee, its successors and assigns, of ingress and egress over and on that portion of land described above, to affect the purposes of the easement, as expressed hereinafter.

That this easement shall be subject only to those easements, restrictions, and reservations of record. That the Grantor agrees to provide for the release or subordination of any and all mortgages or liens encumbering this easement. The Grantor is permitted and authorized to make the improvements as specifically shown on Exhibit “A” but agrees to erect no building or affect any other kind of construction or improvements upon the above-described property without prior consent of the Grantee. The Grantee shall have the right to remove any permanent or temporary structure in order to access the easement for maintenance or repair of the public utilities/drainage facilities; and Grantee shall not be responsible for repairing any structures damaged or destroyed while accessing the easement for maintenance or repair. The Grantee shall only be responsible for restoring the affected property area to a substantially similar condition utilizing substantially similar materials which were existing before repairs or maintenance took place, except that as to grass areas, the Grantee shall only be required to restore grass areas with either Bahia or St





Augustine sod; and no specialty sod shall be installed without payment for same by Grantor to Grantee prior to the restoration of the grass areas.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described easement and that the same is unencumbered except as provided above. Where the context of this Easement Agreement allows or permits, the same shall include the successors or assigns of the parties.

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

  
Signature  
JOSEPH GUNTHER  
Print Name

  
Signature  
Basil Blayden  
Print Name

STATE OF Florida  
COUNTY OF  Palm Beach

GRANTOR

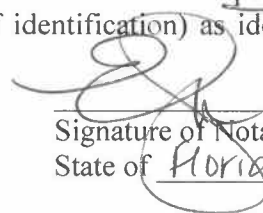
By: JCM Auto Co, a Florida Corporation

Name: Joseph Gunther, III President

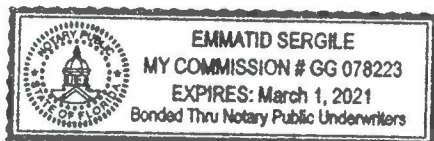
Its: Sole Manager IV

Date: 5/13/2019

The foregoing instrument was acknowledged before me this 13 day of MAY, 2019 by Joseph Gunther (name of officer or agent), of JCM Auto Co (name of corporation), a Florida (State or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced (type of identification) as identification and did/did not take an oath.

  
Signature of Notary Public -  
State of Florida

(SEAL)



ATTEST:

CITY OF DELRAY BEACH, FLORIDA

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Shelly Petrolia, Mayor

Approved as to Form:

\_\_\_\_\_  
City Attorney

COMPOSITE EXHIBIT “B” – SKETCH AND LEGAL DESCRIPTION

**SKETCH & DESCRIPTION  
WATER EASEMENT**

A PORTION OF LOT 2 (P.B. 83/137-138, P.B.C.R.)  
& A PORTION OF LOT 1 (P.B. 95/177-178, P.B.C.R.)  
CITY OF DELRAY BEACH

**LAND DESCRIPTION:**

A portion of Lot 2, BORTON MOTORS, according to the Plat thereof as recorded in Plat Book 83, Pages 137 through 138, of the Public Records Of Palm Beach County, Florida, TOGETHER WITH a portion of Lot 1, BORTON MOTORS PLAT 2, according to the Plat thereof as recorded in Plat Book 95, Pages 177 through 178, of the Public Records Of Palm Beach County, Florida, being described as follows:

A strip of land being 12 foot in width, lying 6.00 feet on each side of the following described centerline.

Commence at the northwest corner of said Lot 2; thence S74°00'00"E along the north line of said Lot 2, a distance of 528.87 feet to the **Point of Beginning** of said centerline; thence N16°00'00"E, 39.43 feet; thence N28°53'56"W, 7.03 feet; thence N73°48'34"W, 153.91 feet to the east line of an existing 12 foot water easement; thence S73°48'34"E, 153.91 feet; thence S28°53'56"E, 7.03 feet; thence S16°00'00"W, 57.57 feet; thence N74°00'00"W, 14.61 feet; thence S74°00'00"E, 14.61 feet; thence S16°00'00"W, 208.82 feet; thence S61°00'00"W, 15.13 feet; thence S83°00'00"W, 118.82 feet; thence N85°15'00"W, 80.11 feet; thence N74°00'00"W, 110.38 feet; thence N16°00'00"E, 20.64 feet; thence S16°00'00"W, 20.64 feet; N74°00'00"W, 40.70 feet; thence N29°23'08"W, 54.77 feet; thence N74°00'00"W, 2.86 feet to centerline of an existing 12 foot water easement per said Plat, also being the **Point Of Termination** of said centerline.

Sidelines shall length or shorten to form a continuous strip of land.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida containing 10,482 square feet.

**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lot 2 having a bearing of S74°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

**CERTIFICATION:**


I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/15/2019



JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

REVISIONS				AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>© 2018 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #:	7648-6_W2
REVISED	W.R.E.	06/06/2018			SCALE:	1" = 40'
REVISED	W.R.E.	04/04/2019			DATE:	03/22/2018
					BY:	W.R.E.
					CHECKED:	J.T.D.
					F.B.	- PG. -
					SHEET:	1 OF 3

# SKETCH & DESCRIPTION

## WATER EASEMENT

A PORTION OF LOT 2 (P.B. 83/137-138, P.B.C.R.)  
& A PORTION OF LOT 1 (P.B. 95/177-178, P.B.C.R.)  
CITY OF DELRAY BEACH

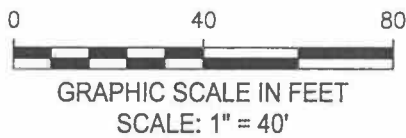
**U.S. HIGHWAY NO. 1**  
(STATE ROAD NO. 5)

**MATCHLINE**  
SEE SHEET 3 OF 3

**P.O.C.**

NORTHWEST CORNER  
LOT 2

(P.B. 83/137-138, P.B.C.R.)



**LOT 2**

(P.B. 83/137-138, P.B.C.R.)

**LOT 1**

(P.B. 95/177-178, P.B.C.R.)

EAST LINE EXISTING  
12' WATER EASEMENT  
(P.B. 95/177-178, P.B.C.R.)

N28°53'56"W  
7.03'

S28°53'56"E

N73°48'34"W  
153.91'

S73°48'34"E

N16°00'00"E  
39.43'

528.87'

**P.O.B.**

NORTH LINE LOT 2  
(P.B. 83/137-138, P.B.C.R.)  
BEARING BASIS

N74°00'00"W  
14.61'

S74°00'00"E

S16°00'00"W  
57.57'

S16°00'00"W  
208.82'

CENTERLINE  
EASEMENT

10,482 SQUARE FEET

N74°00'00"W  
110.38'

CENTERLINE  
EASEMENT

N85°15'00"W  
80.11'

S83°00'00"W  
118.82'

S61°00'00"W  
15.13'

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

### REVISIONS

REVISED	W.R.E.	06/06/2018
REVISED	W.R.E.	04/04/2019



**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

©2018 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #: 7648-6\_W2

SCALE: 1" = 40'

DATE: 03/22/2018

BY: W.R.E.

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 2 OF 3



**SKETCH & DESCRIPTION  
WATER EASEMENT**  
A PORTION OF LOT 2  
(P.B. 95, PGS. 177-178, P.B.C.R.)  
CITY OF DELRAY BEACH

**LAND DESCRIPTION:**

A portion of Lot 2, BORTON MOTORS PLAT 2, according to the Plat as recorded in Plat Book 95, Pages 177 through 178, of the public records of Palm Beach County, Florida, being described as follows:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the southwest corner of said Lot 2; thence N16°00'00"E along the west line of said Lot 2, a distance of 59.02 feet to the **Point Of Beginning** of said centerline; thence S75°01'14"E, 25.00 feet to the west line of an existing water easement, also being the **Point Of Termination** of said centerline.

Sidelines shall length or shorten to form a continuous strip of land.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida containing 300 square feet.

**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the west line of Lot 2 having a bearing of N16°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/12/2019



JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

**REVISIONS**



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

© 2019 AVIROM & ASSOCIATES, INC. all rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced or copied without written permission.

JOB #: **7648-6\_W3**

SCALE: **-**

DATE: **04/12/2019**

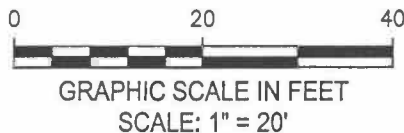
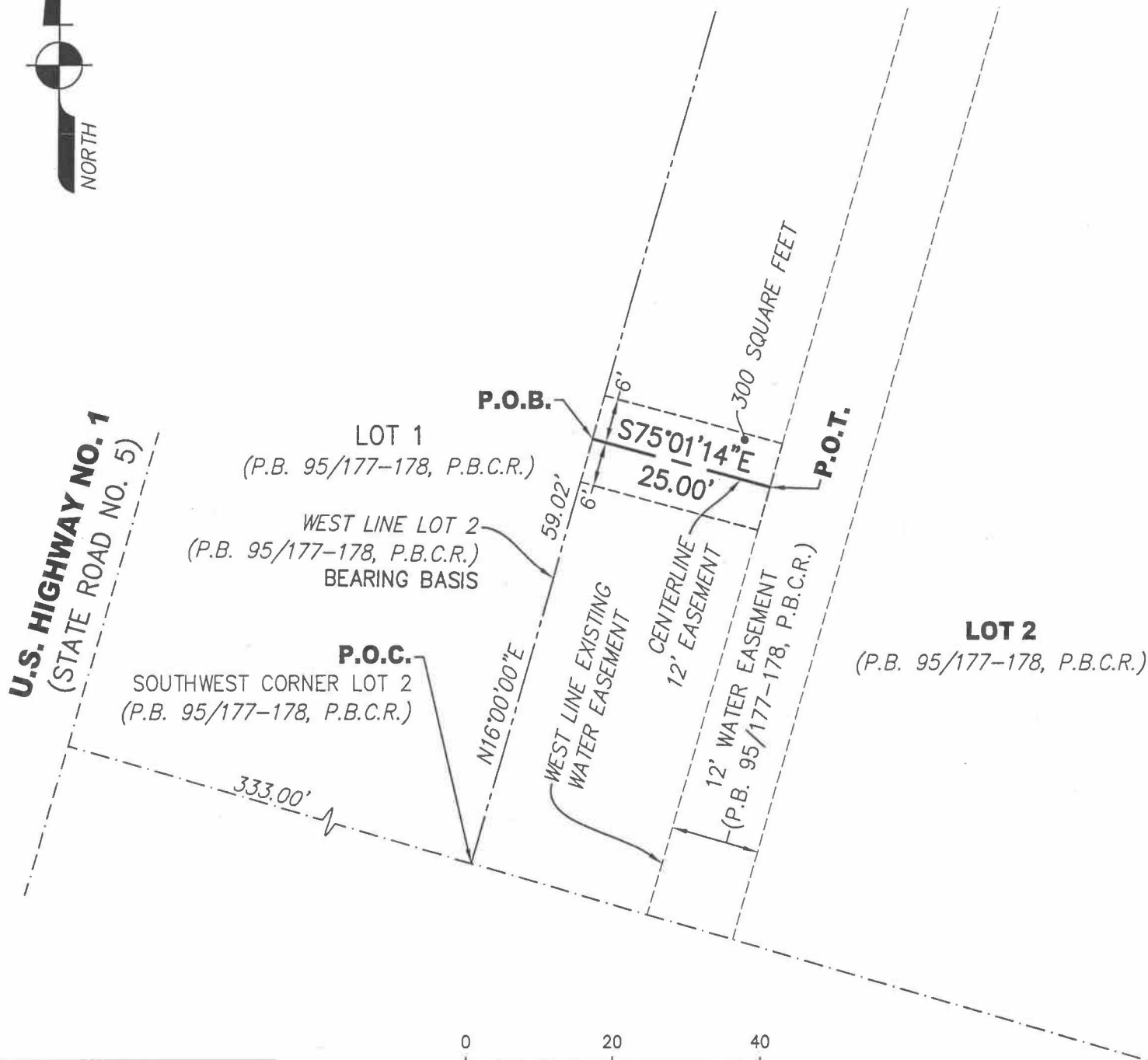
BY: **W.R.E.**

CHECKED: **J.T.D.**

F.B. **-** PG. **-**

SHEET: **1 OF 2**

SKETCH & DESCRIPTION  
**WATER EASEMENT**  
 A PORTION OF LOT 2  
 (P.B. 95, PGS. 177-178, P.B.C.R.)  
 CITY OF DELRAY BEACH



**NOT VALID WITHOUT  
SHEETS 1 AND 2**

REVISIONS



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

©2019 AVIROM & ASSOCIATES, INC. all rights reserved.  
 This sketch is the property of AVIROM & ASSOCIATES, INC.  
 and should not be reproduced or copied without written permission.

JOB #: 7648-6\_W3

SCALE: 1" = 20'

DATE: 04/12/2019

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. -

SHEET: 2 OF 2