

AUTONATION LAND ROVER JAGUAR - DELRAY BEACH

BEING A REPLAT TRACT 'C', WALLACE DODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH TRACTS 'D' AND 'E', WALLACE DODGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCEL 'A', BILL WALLACE NISSAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 47 AND A PORTION OF THE SOUTH 25 FEET OF PRINCESS BOULEVARD, SAND'S O'SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC, ARE THE OWNERS OF THE LAND AS SHOWN ON THIS PLAT, AUTONATION LAND ROVER JAGUAR - DELRAY BEACH, BEING A REPLAT TRACT 'C', WALLACE DODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH TRACTS 'D' AND 'E', WALLACE DODGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCEL 'A', BILL WALLACE NISSAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 47 AND A PORTION OF THE SOUTH 25 FEET OF PRINCESS BOULEVARD, SAND'S O'SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

PARCEL A, BILL WALLACE NISSAN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THAT PART CONDEMNED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, DESCRIBED IN ORDER OF TAKING, RECORDED AUGUST 22, 2018 IN OFFICIAL RECORDS BOOK 30076, PAGE 1959, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

TRACT C OF WALLACE DODGE, ACCORDING TO THE MAP PLAT THEREOF AS RECORDED DIN PLAT BOOK 72, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

WALLACE DODGE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOT 47, SANDS O'SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SUBJECT TO THE RIGHT-OF-WAY OF LINTON BOULEVARD OVER THE SOUTH 30 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 25 FEET OF PRINCESS BOULEVARD, AS SAME IS SHOWN ON SANDS O'SEA, PLAT BOOK 21, PAGE 27, PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EAST LINE OF THE PLAT OF BILL WALLACE NISSAN, PLAT BOOK 56, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 47.

LESS AND EXCEPT THAT PART CONDEMNED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, DESCRIBED IN ORDER OF TAKING, RECORDED AUGUST 22, 2018 IN OFFICIAL RECORDS BOOK 30076, PAGE 1959, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 889,015 SQUARE FEET (20.4090 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS AUTONATION LAND ROVER JAGUAR - DELRAY BEACH AND FURTHER DEDICATES AS FOLLOWS:

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED TO WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT 'A' AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF, WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT AND ITS SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR MEMBERS, THIS _____ DAY OF _____, 20____

WALLACE DODGE, LLC

WITNESS: _____
PRINT NAME:

BY: _____
C. COLEMAN EDMUNDS, MANAGER/PRESIDENT

WITNESS: _____
PRINT NAME:

WALLACE NISSAN, LLC
BY: _____
C. COLEMAN EDMUNDS, MANAGER/PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

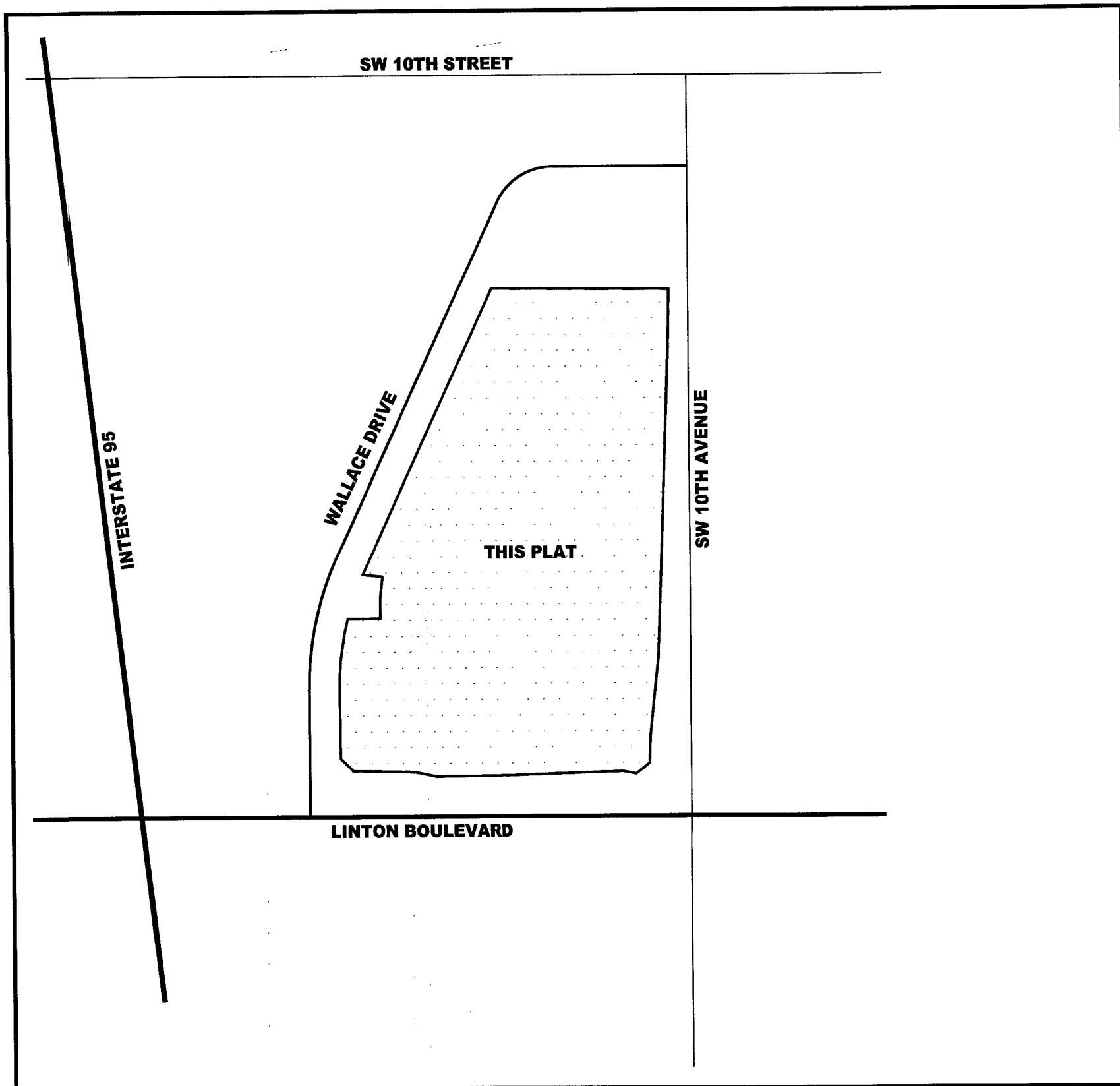
BEFORE ME PERSONALLY APPEARED C. COLEMAN EDMUNDS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER/PRESIDENT OF WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AUTHORIZED AGENT OF SAID COMPANIES, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEALS OF SAID COMPANIES 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 COMPANIES. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTARY SEAL

(PRINT NUMBER)



LOCATION SKETCH
NOT TO SCALE

NOTES:

- 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 THIS COUNTY.
- 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 ASSUMED, BASED ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N89°42'36"E.
- 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.
- ABBREVIATION LEGEND: 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"
- - INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISC - ILLEGIBLE.

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

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR
RECORD AT _____ M.

THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED

IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 3 SHEETS

TITLE CERTIFICATION:

I, MICHAEL T. ARCHEY, ESQ., 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 DODGE, LLC, AND WALLACE NISSAN, 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.

DATE: _____

BY: _____

MICHAEL T. ARCHEY, ESQ.
ATTORNEY-AT-LAW IN FLORIDA
FLORIDA BAR # 0121797

CITY OF DELRAY BEACH:

THIS PLAT OF AUTONATION LAND ROVER JAGUAR - DELRAY BEACH, WAS APPROVED ON THE _____ DAY OF _____, A.D. 20____, 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: _____
FIRE MARSHALL

BY: _____
CITY ENGINEER

BY: _____
CITY UTILITIES DIRECTOR

REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF AUTONATION LAND ROVER JAGUAR - 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: _____

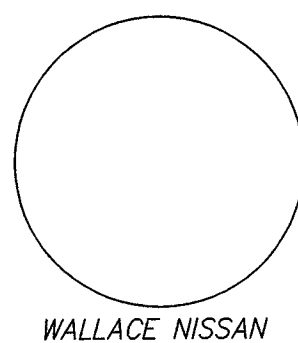
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
L.B. NO. 3591
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434

SURVEYOR'S CERTIFICATE:

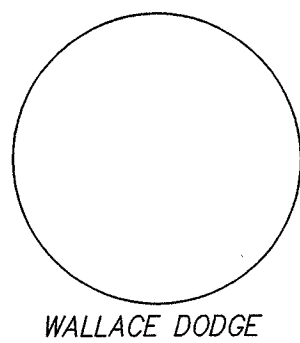
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW;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

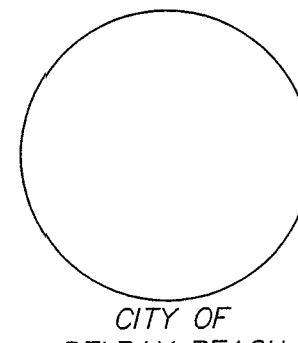
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300
50 SW. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432



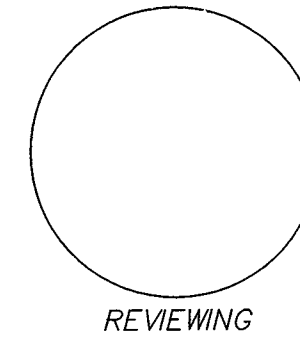
WALLACE NISSAN



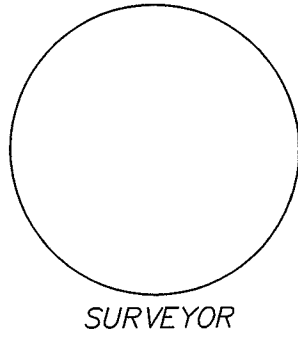
WALLACE DODGE



CITY OF
DELRAY BEACH



REVIEWING

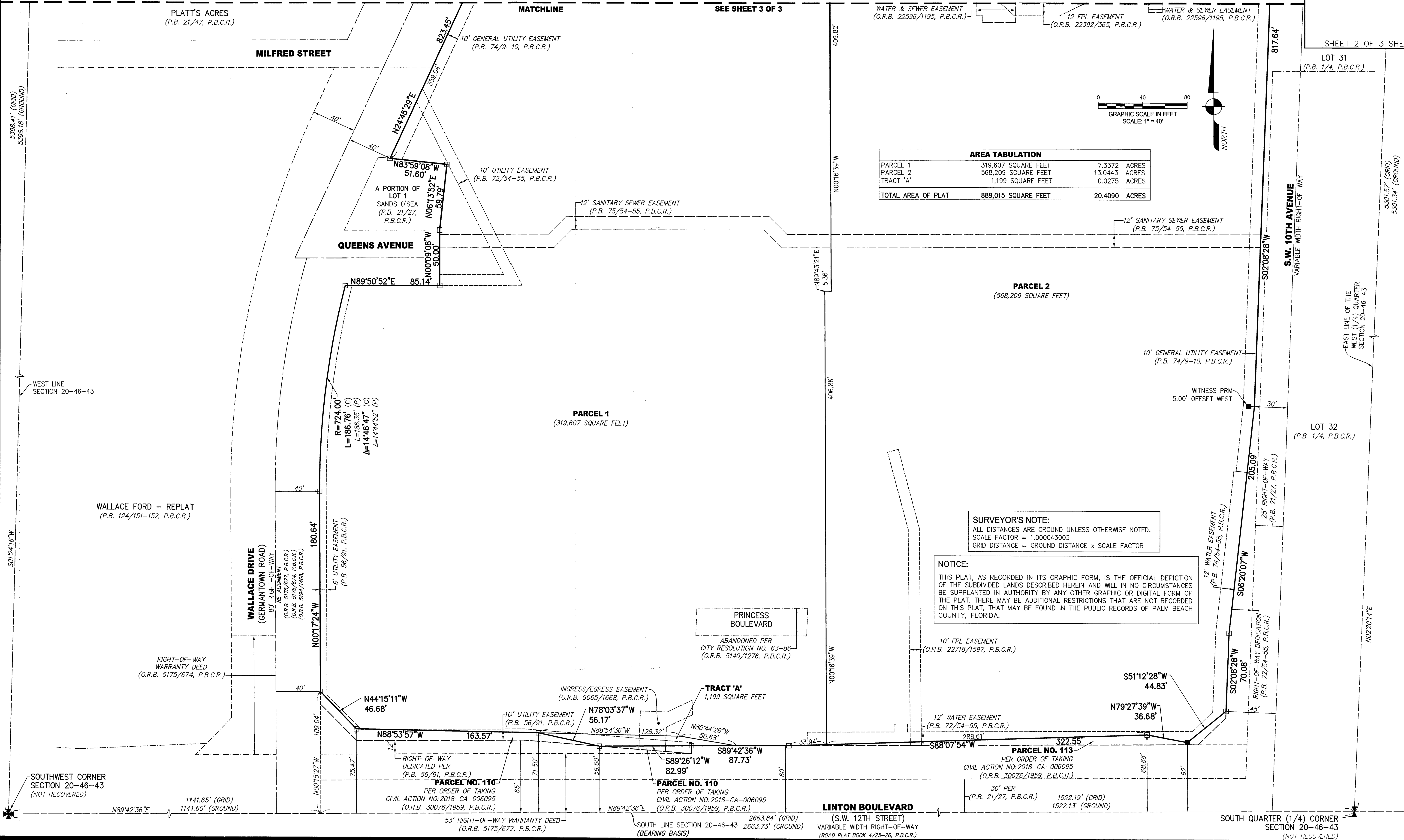


SURVEYOR

AUTONATION LAND ROVER JAGUAR - DELRAY BEACH

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(561) 392-2594
L.B. #33300



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SHEET 3 OF 3 SHEETS

