

## P

OF DELRAY I **ADDITION** TION TO KENMONT, , E 24 (P.R.P.B.CO.), E BEACH, PALM BEA O.), BEING IN BEACH COUR UNG TO THE N SECTION 9, NUNTY, FLORIDA

SITE  SITE  SITE  NE GITE  NAME AVENUE  NAME LAVE  MAKEE LAVE  NEW COASTAL WATERWAY  OCATION MAP (NO SCALE)	BEING A REPLAT OF LOTS 8, 9, 10 AN PLAT THEREOF AS RECORDED IN PLAT TOWNSHIP 46 SOUTH, RANGE 43 EAST,	ND 11, FIRST ADDITED TO THE SHEET 1 OF 2
DEDICA TION:	<u>CITY APF</u>	APPROVAL:
KNOW ALL MEN BY THESE PRESENTS THAT PALM TRAIL ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 8, 9, 10 AND 11, FIRST ADDITION TO KENMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 24 (P.R.P.B.CO.), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PALM TRAIL ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	THIS PLAT OF "PALM TRAIL ESTATES"  OF THE CITY OF DELRAY BEACH.  MAYOR:	" AS APPROVED ON THE, A.D. 2020 BY THE CITY COMMISSION ATTEST: CITY CLERK:
LOTS 8, 9, 10 AND 11, FIRST ADDITION TO KENMONT SUBDIVISION, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, PLAT BOOK 22, PAGE 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.	VIEWED, ACCEPTED, AND CERTIF	TIED BY:
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PALM TRAIL ESTATES AND FURTHER DEDICATES AS FOLLOWS:  LOTS 1 THROUGH 10, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY REACH		
DRAINAGE EASEMENT #1 AS SHOWN HEREON IS DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 5, INCLUSIVE, THEIR SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.  DRAINAGE EASEMENT #2 AS SHOWN HEREON IS DEDICATED TO THE OWNERS OF LOTS 6 THROUGH 10, INCLUSIVE, THEIR SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.	STATE OF FLORIDA COUNTY OF PALM BEACH  I, THOMAS CARNEY, A DULY LICENSED, DO HEREBY CERTIFY THAT I HAVE EXA DESCRIBED PROPERTY; THAT I FIND THE TO PALM TRAIL ESTATES, LLC, A FLOR THAT THE CURRENT TAXES HAVE BEEN RECORD; AND THAT THERE ARE NO EN	D ATTORNEY IN THE STATE OF FLORID XAMINED THE TITLE TO THE HEREON THE TITLE TO THE HEREON THE TITLE TO THE PROPERTY IS VESTE ORIDA LIMITED LIABILITY COMPANY; SEN PAID; THAT THERE NO MORTGAGES ENCUMBRANCES OF RECORD.
ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.	DATE:	THOMAS CARVEY ATTORNEY STATE OF FLORI FLA. BAR NO.
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF		
PALM TRAIL ESTATES, LLC A FLORIDA LIMITED LIABILITY COMPANY		
WITNESS:		
ACKNOWLEDGEMENT:  STATE OF FLORIDA COUNTY OF PALM BEACH  BEFORE ME PERSONALLY APPEARED  WHO IS PERSO, WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PALM TRAIL ESTATES, 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 CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.	ONALLY	
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF , 2020.		
MY COMMISSION EXPIRES: NOTARY PUBLIC		

THOMAS CARNEY ATTORNEY STATE OF FLORIDA FLA. BAR NO.

HE STATE OF FLORIDA,

TO THE HEREON

PROPERTY IS VESTED

HILTY COMPANY;

HERE NO MORTGAGES OF

RECORD.

WITNESS: PRINT NAME:

STATE OF FLORIDA COUNTY OF PALM BEACH

ACKNOWLEDGEMENT:

SELO MGNT, INC SEAL

WITNESS:

BY:

PRINT NAME: TITLE:

SELO MGMT, INC. A DELAWARE CORPORATION

PRINT NAME:

REVIEWING SURVEYOR SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC NAME: COMMISSION NO.:\_

SURVEYORS SEAL

WITNESS MY HAND AND OFFICIAL SEAL

SIHT

DAY OF

COMMISSION NO.:

THIS PLAT WAS FILED FOR RECORD AT.

DAY OF

COUNTY OF PALM BEACH STATE OF FLORIDA

SHARON R. BOCK, CLERK AND COMPTROLLER

D.C.

ON PAGE .

2020, AND DULY RECORDED IN PLAT BOOK NO.

DELRAY BEACH SEAL	
OTY OF	IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITSAND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF
ESTATES, LLC (NO SEAL)	THE UNDERSIGNED HEREBY CERTIFIES THAT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30061, AT PAGE 1830 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
	STATE OF FLORIDA COUNTY OF PALM BEACH
	MORTGAGEE'S CONSENT
	PAUL D. ENGLE SURVEYOR AND MAPPER NO. 5708 O'BRIEN, SUITER & O'BRIEN, INC. 955 N.W. 17TH AVENUE, SUITE K—1 DELRAY BEACH, FLORIDA 33445 CERTIFICATE OF AUTHORIZATION NO. 353
	DATE
	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) AND PERMANENT CONTROL POINTS (P.C.P.'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.
	SURVEYOR'S CERTIFICATE:
	DAVID P. LINDLEY, P.L.S.  FLORIDA REGISTRATION NO. 5005  CAULFIELD WHEELER, INC.  LICENSE BUSINESS NO. L.B. 3591
	THIS IS TO CERTIFY THAT THE UNIDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNIDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "PALM TRAIL ESTATES", 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.
	REVIEWING SURVEYOR'S STATEMENT:

X:\Drawings\GENERAL CADD\Gxd\PALM TRAIL PLAT SHEET 1 -- 01/08/2020 -- 02:15 PM -- Scale 1 : 240.0000