



CAULFIELD & WHEELER, INC.
Consulting Engineers • Surveyors & Mappers

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35
years

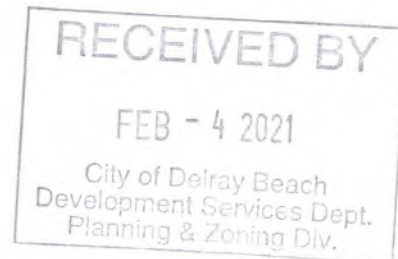
Engineering EB0003591
Surveying LB0003591
Landscape Architecture LC0000318

City of Delray Beach
Katerri Johnson, CMC, City Clerk
100 NW 1st Avenue
Delray Beach, FL 33444

(561) 243-7050 Telephone
(561) 243-3774 Fax

Greetings Madame Clerk,

We would like to request an appeal of a decision that was made by the DSMG regarding our project Delray Ridge, located on Swinton Avenue and NE 22nd Street.



Request for Appeal to Delray Beach City Commission

- Name of Appellant: Delray Ridge LLC, Ronald Ellish (Owner), Allan Hendricks, PLA, Caulfield & Wheeler Inc. (Agent).
- Action being appealed: Denial for Right of Way Reduction along Tangerine Trail.
- Who took the action and when was it made: Development Services Management Group and City Engineer, January 28, 2021.
- Basis of Appeal: We feel our creative and safe solution is the best design for the City and the Neighboring Community.

Please let me know if you need further information of if I may be of any further help in this regard.

With regards,

G. Allan Hendricks, PLA





DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

TO: DEVELOPMENT SERVICES MANAGEMENT GROUP (DSMG)

FROM: DEBORA SLASKI, SENIOR PLANNER

DATE: JANUARY 28, 2021

RE: RIGHT OF WAY REDUCTION ALONG TANGERINE TRAIL

A recommendation from the Development Management Services Group (DSMG) is requested for a right-of-way reduction request submitted as part of the Delray Ridge Subdivision proposal. The site is located at the northeast corner of North Swinton Avenue NE 22nd Street. The following lots encompass the proposal: 2201, 2275, and 2315 North Swinton Avenue, and parcel No. 12434604000007400.

REQUEST SUBMITTED BY THE APPLICANT: "We are asking the city to allow us to create a landscape buffer of fifteen (15) feet at the Northeast of our parcel (adjacent to lots 6 & 7) and a twenty (20) foot pathway easement on the Northwest area of our parcel (adjacent to church property)." The full request is provided as an attachment.

REQUEST UNDER REVIEW: The eastern portion of Tangerine Trail (adjacent to the project) is 20 ft. wide, based on the survey provided. Per Mobility Element Table MBL-1 of the Comprehensive Plan, streets not specifically listed on the table have an ultimate width of 50 ft. wide; this width requirement applies to Tangerine Trail. Therefore, a right-of-way dedication of 25 ft. is required along the southern boundary of the existing 20 ft. wide Tangerine Trail. The western portion of the subject area that intersects with North Swinton Avenue does not have any area dedicated as right-of-way; a right-of-way dedication of 45 feet is required along this portion of the street.

REDUCTION IN WIDTH PROCESS, LDR Section 5.3.1(A)(7): *For existing streets, reductions in right-of-way width may be granted by the City Engineer upon a favorable recommendation from the Development Management Services Group (DSMG). Reductions in the required right-of-way width may be granted pursuant to the following:*

- (a) *The reduction is supported by the City Engineer. Nonsupport by the City Engineer may be appealed to the City Commission.*
- (b) *That requiring full dedication would constitute a hardship in a particular instance and that all required improvements will be provided in a manner which will not endanger public safety and welfare.*
- (c) *That acceptable, alternative provisions are made to accommodate features which would otherwise be accommodated within the right-of-way e.g. alternative drainage systems, alternative pedestrian walkways, alternative on-street parking, etc.*

DSMG CONSIDERATION	West portion along Tangerine Trail up to the N. Swinton Ave. intersection:	East portion along Tangerine Trail:
Required ROW	50 feet	50 feet
Existing ROW	0 feet	20 feet
Required Dedication	45 feet	25 feet
Reduction Request	0 feet (20 feet public access easement in lieu of right of way dedication proposed)	15 feet
DSMG Recommendation	_____	_____

Debora Slaski
Senior Planner, Development Services Department
561.243.7348, mydelraybeach.com

Block "C"
LAKE HEIGHTS
(P.B.I. 23, PG. 206, PBCR)

LOT 5

LOT 6

LOT 7

Ultimate ROW (50')

20 ft. ROW
N89°14'41"E 220.01'

0 ft. ROW
N89°14'51"E 105.47'

TANGERINE TRAIL
F-WAY WIDTH (P.B. 23, PG. 206)

BROWN PARCEL I
ID 12-43-6-04-00-000-7290
(O.R.B. 9827, PG. 1994, PBCR)

BROWN PARCEL II
ID 12-43-46-04-00-000-7290
(O.R.B. 9827, PG. 1994, PBCR)

BROWN PARCEL III
ID 12-43-46-04-00-000-7400
(O.R.B. 10157, PG. 1552, PBCR)

SWINTON AVENUE

DRIVEWAY

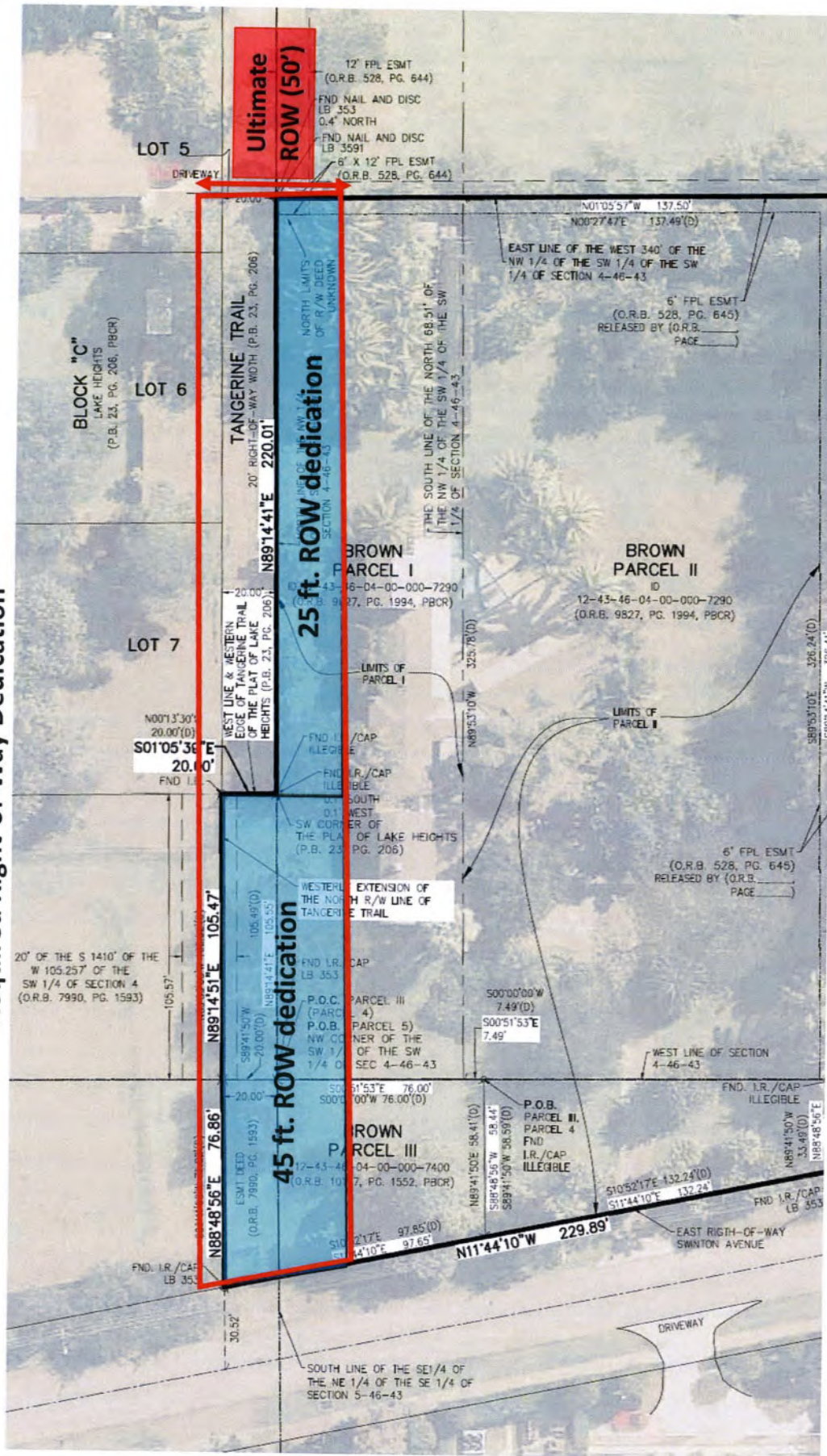
Annotations:
 - 12' FPL ESMT (O.R.B. 528, PG. 644)
 - FND NAIL AND DISC LB 353
 - 0.4" NORTH
 - FND NAIL AND DISC LB 3591
 - 6' X 12' FPL ESMT (O.R.B. 528, PG. 644)
 - N01°05'57"W 137.50'
 - N00°27'47"E 137.49'(D)
 - EAST LINE OF THE WEST 340' OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4-46-43
 - 6' FPL ESMT (O.R.B. 528, PG. 645)
 - RELEASED BY (O.R.B. PAGE)
 - NORTH LIMITS OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4-46-43
 - THE SOUTH LINE OF THE NORTH 68.51' OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4-46-43
 - 325.78'(D)
 - N89°53'10"W
 - 326.24'(D)
 - S89°53'10"E
 - 326.24'(D)
 - 6' FPL ESMT (O.R.B. 528, PG. 645)
 - RELEASED BY (O.R.B. PAGE)
 - WEST LINE OF SECTION 4-46-43
 - FND. I.R./CAP LB 353
 - P.O.B. PARCEL III (PARCEL 4)
 - P.O.B. PARCEL 5)
 - SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SEC 4-46-43
 - 500°00'00"W 7.49'(D)
 - S00°51'53"E 7.49'
 - WEST LINE OF SECTION 4-46-43
 - FND. I.R./CAP ILLEGIBLE
 - P.O.B. PARCEL III, PARCEL 4
 - FND I.R./CAP ILLEGIBLE
 - N89°41'50"E 58.41'(D)
 - S89°48'56"W 58.44'
 - S89°41'50"W 58.59'(D)
 - 510°52'17"E 132.24'(D)
 - S11°44'10"E 132.24'
 - EAST RIGHT-OF-WAY SWINTON AVENUE
 - FND. I.R./CAP LB 353
 - N89°41'50"W 53.48'(D)
 - N89°48'56"E
 - 30.52'
 - SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 5-46-43
 - 105.57'
 - 20' OF THE S 1410' OF THE W 105.257' OF THE SW 1/4 OF SECTION 4 (O.R.B. 7990, PG. 1593)
 - N001°5'30"W 20.00'(D)
 - S01°05'39"E 20.00'
 - FND. I.R./CAP ILLEGIBLE
 - WEST LINE & WESTERN EDGE OF TANGERINE TRAIL OF THE PLAT OF LAKE HEIGHTS (P.B. 23, PG. 206)
 - FND I.R./CAP ILLEGIBLE
 - FND. I.R./CAP ILLEGIBLE
 - 0.1' SOUTH
 - 0.1' WEST
 - SW CORNER OF THE PLAT OF LAKE HEIGHTS (P.B. 23, PG. 206)
 - WESTERN EXTENSION OF THE NORTH R/W LINE OF TANGERINE TRAIL
 - FND I.R./CAP LB 353
 - P.O.C. PARCEL III (PARCEL 4)
 - P.O.B. PARCEL 5)
 - SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SEC 4-46-43
 - 500°1'53"E 76.00'
 - S00°00'00"W 76.00'(D)
 - N88°48'56"E 76.86'
 - ESMT DEED (O.R.B. 7550, PG. 1593)
 - SUPPL'Y'G'W 30.00'(D)
 - N89°14'41"E 105.47'



NORTH

NORTH

Required Right-of-Way Dedication



Not to sale





Not to sale

REQUEST FOR CHANGE OF DESIGNATION OF ROADWAY

Subject Road: Tangerine Trail, Location (map attached)

This request for change will be in two parts.

(1.) The City has asked for the dedication of 25' on the Northwest side of this parcel (area adjacent to Neighboring, undeveloped lots 6 and 7.

(2.) The City is asking for the dedication of 45' for road right of way on the Northwest area of this parcel adjacent to the Church Property (unplatted).

Referenced LDR Section 5.3.1 (A) (3)

When development is adjacent to an existing or planned street, the development shall be responsible for providing one-half of the ultimate right-of-way or such portion of the ultimate right-of-way which is yet undedicated and which is on that development's side of the ultimate right-of-way center line. In situations where there are unusual topographic features, greater or lesser dedications may be required.

& LDR Section 5.3.1 (B) (1) Compliance with thoroughfare plans.

Dedication of rights-of-way shall be consistent with the Florida Department of Transportation Highway Plan, the Palm Beach County Thoroughfare Plan, and the Traffic Element of the City of Delray Beach Comprehensive Plan.

Context of surrounding Neighborhoods: At present, there are many schools and churches in this neighborhood and few pedestrian friendly connections in the area.

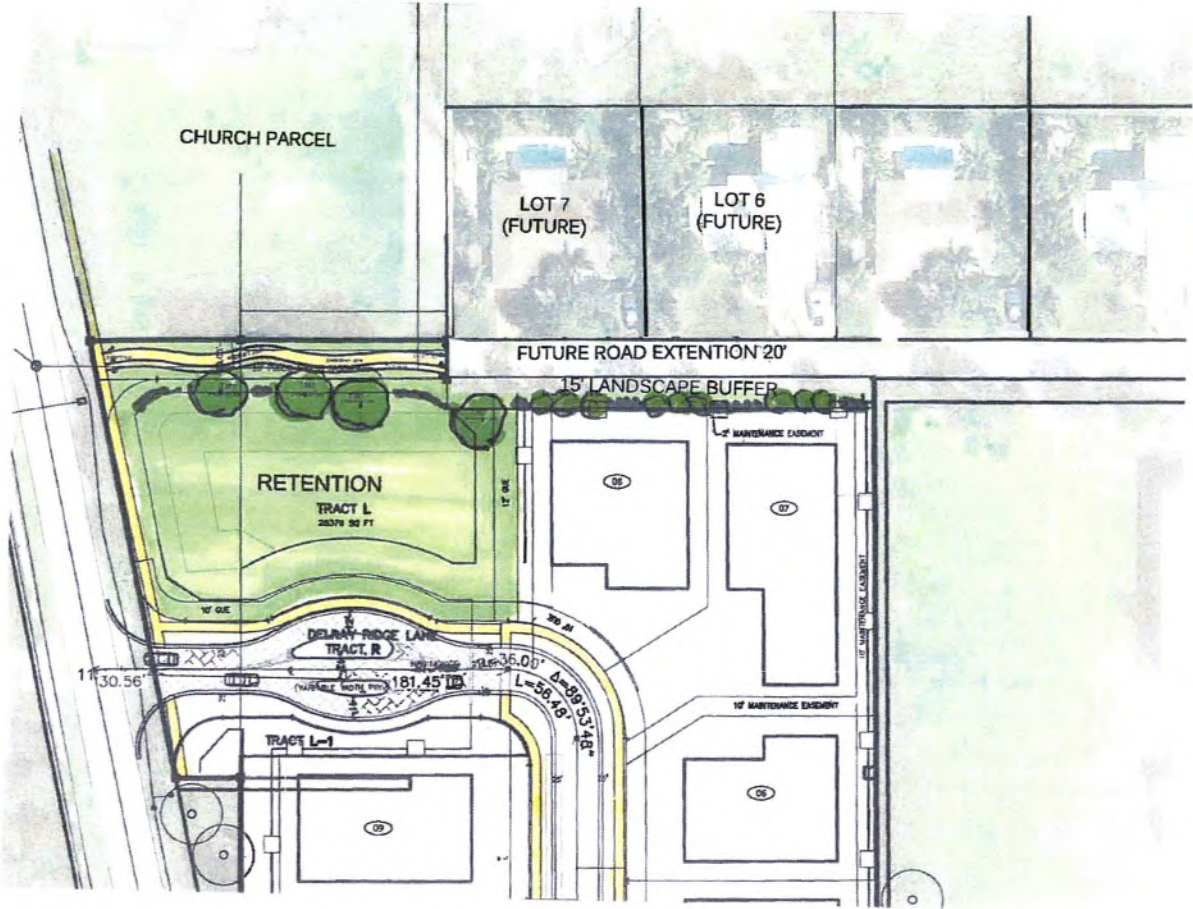
Background, History: This roadway is currently a dead end road and has been for many years. It has been suggested over the years to create this pedestrian pathway in this location as it is very well suited to do so. This will take nothing away from the church parcel in the way of access. We have contacted the residents on this street and they are in support of this proposed improvement.

Suggested solution: Reduce / reclassify this roadway extension to accommodate future residential lots (lots 6 & 7) and provide a pedestrian, multi-use pathway to provide a safer alternative connection from Seacrest and Swinton.

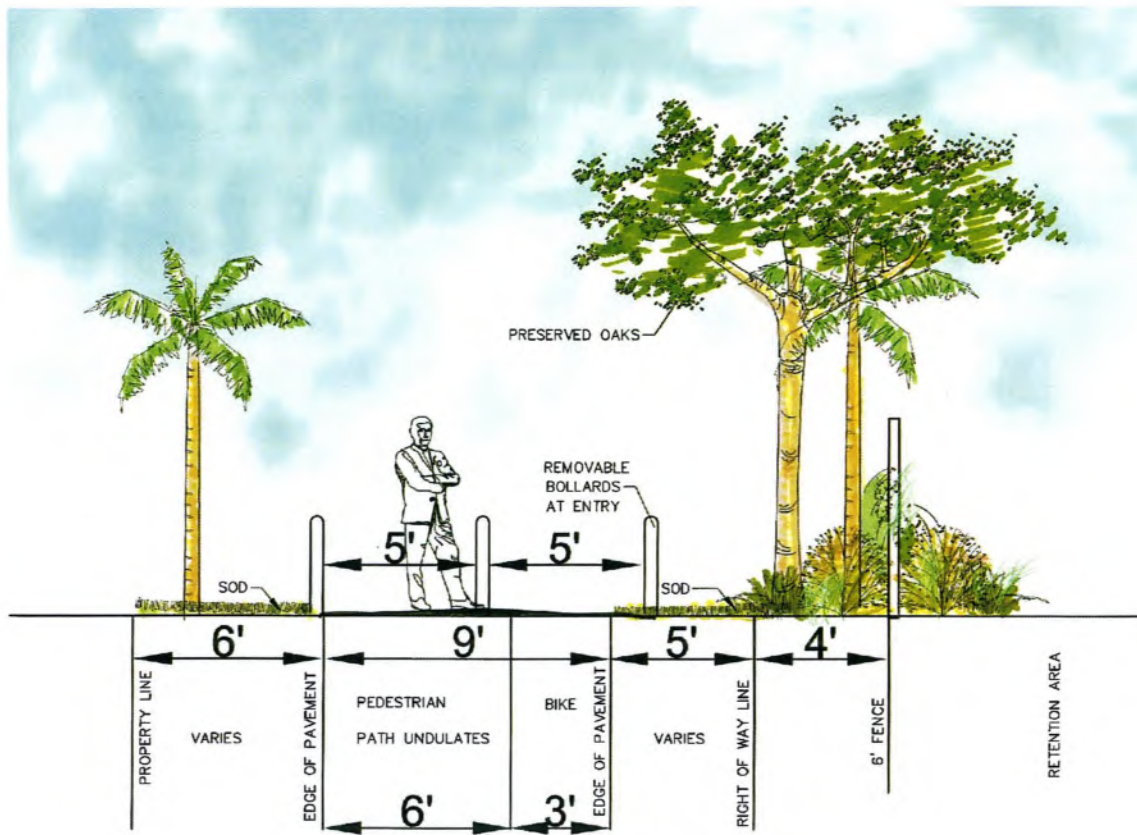
Specific request: We are asking the city to allow us to create a landscape buffer of fifteen (15) feet at the Northeast of our parcel (adjacent to lots 6 & 7) and a twenty (20) foot pathway easement on the Northwest area of our parcel (adjacent to church property).

Justification statement: We feel this is the best solution for this roadway, at this location. We have large mature oak trees that we would like to preserve in place. Adding another vehicular residential through street in this location will bring minimal positive to the neighborhood. Indeed it will most likely provide an opportunity for cars / traffic to shortcut down this residential street to avoid the traffic light condition at Seacrest and NW 22nd street. That has potential negative effects on this area of homes. Our opinion is that this pedestrian pathway is the best solution for safe passage of residents from the Seacrest corridor to the Swinton corridor.

Attachments: Proposed Plat, Traffic Report, Site Plan, Proposed Roadway Sections and enlarged exhibit of area in question.



Proposed Improvements



Section of Multi-Use Pathway

"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 PALM BEACH COUNTY.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF DELRAY RIDGE, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH S09°42'00" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 340.00 FEET; THENCE NORTH 01°55'37" WEST ALONG A LINE 340.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°55'37" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TANGERINE TRAIL, AS SHOWN ON THE PLAT OF LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 206, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN S00°18'41" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE 220.00 FEET; THENCE NORTH 01°55'37" WEST ALONG THE WEST LINE OF SAID PLAT OF LAKE HEIGHTS, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID TANGERINE TRAIL; THENCE SOUTH 89°45'51" WEST ALONG THE WESTERN EXTENSION OF THE APPROXIMATED NORTH RIGHT-OF-WAY LINE OF TANGERINE TRAIL, A DISTANCE OF 105.47 FEET TO A POINT ON THE WEST LINE OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°48'56" WEST ALONG A LINE 20 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 76.86 FEET TO A POINT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINSON AVENUE, AS RECORDED IN ROAD BOOK 3, PAGES 250 THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 11°44'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 229.89 FEET; THENCE NORTH 88°48'56" EAST, DEPARTING SAID RIGHT-OF-WAY LINE OF SWINSON AVENUE, A DISTANCE OF 33.50 FEET TO A POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE SOUTH 00°57'53" EAST ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 182.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINSON AVENUE, AS RECORDED IN ROAD BOOK 3, PAGES 250 THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°45'51" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 283.30 FEET TO THE POINT OF BEGINNING.

LYING IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 225,835 SQUARE FEET, OR 5.1845 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY RIDGE AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 14 ARE HEREBY RESERVED BY DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

2. RESIDENTIAL ACCESS STREET

TRACT R AS SHOWN HEREON, IS HEREBY RESERVED FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE STREET FOR DRAINAGE, INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

3. PUBLIC RIGHT-OF-WAY

TRACT RW IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

4. OPEN SPACE TRACTS

TRACTS 1 AND L-1, AS SHOWN HEREON ARE HEREBY RESERVED FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

THE PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA AS PUBLIC ACCESS FOR NON-VEHICULAR INGRESS AND EGRESS.

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE, WALL REPAIR, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2021.

DELRAY RIDGE LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS
PRINT NAME _____ BY: RONALD ELLISH, MANAGER

WITNESS
PRINT NAME _____

DELRAY RIDGE LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SEAL

DELRAY RIDGE PROPOSED PLAT

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS

OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY RONALD ELLISH AS MANAGER FOR DELRAY RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2021.

DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: _____ BY: RONALD ELLISH
PRINT NAME _____ PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY RONALD ELLISH AS PRESIDENT FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

MORTGAGEES JOINDER AND CONSENT:

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2021.

CENTENNIAL BANK
AN ARKANSAS BANKING CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: _____ BY: BILL BRAMLETT
PRINT NAME _____ SENIOR VICE PRESIDENT

WITNESS: _____

PRINT NAME _____

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY BILL BRAMLETT AS SENIOR VICE PRESIDENT FOR CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC.

MORTGAGEE



DELRAY RIDGE

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS

CAULFIELD and WHEELER, INC.
ENGINEERS - DRANNERS - SURVEYORS

ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES: SPHINX ARE GRID
(NAD 83) ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000004334
GROUND DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATA
NAD 83 (1982 ADJUSTMENT), FLORIDA EAST ZONE.

"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 PALM BEACH COUNTY.

SHEET 2 OF 2



GRAPHIC SCAL



TABULAR DATA		
NAME	SQUARE FEET	ACHES
TRACT RW	3,360	0.0758
TRACT R	37,300	0.8563
TRACT L	28,379	0.6515
TRACT L-1	3,397	0.0780
LOTS	153,459	3.5229
TOTAL	225,835	5.6845

SURVEY NOTES:

UTILITY RULES—WHERE EASEMENTS OF DIFFERENT TYPES OCCUR OR OTHERWISE CONFLICT, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR RESPECTIVE PRIORITY DETERMINED BY USE. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS. UTILITIES PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR OTHER DRAINAGE EASEMENTS, LANDSCAPING OR OTHER UTILITY ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME. THERE MAY BE ADDITIONAL RESTRICTIONS ON THE USE OF THE PUBLIC PLAY AREA THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THESE SHALL BE NO TREES OR SHRUBS PLANTED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY

COMPANIES OCCUPYING SAME.
THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF PALM BEACH COUNTY.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT. ALL RECORDING REFERENCES ARE

PALM BEACH COUNTY, FLORIDA
BEARINGS SHOWN HEREON ARE RELATIVE
TO THE NORTH RIGHT-OF-WAY LINE OF
NE 22ND STREET BEARING N89°14'20"E,
RELATIVE TO THE FLORIDA STATE PLANE.

AMERICAN DATUM OF 1983 (90 ADJUSTMENT).

WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES.

MAINTENANCE OR WINTERANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

ARE, NON-RADIAL, UNLESS OTHERWISE NOTED.

LEGEND/ABBREVIATIONS

○ = CENTERLINE

CB - CHORD BEARING
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
FPL - FLORIDA POWER & LIGHT
L - ARC LENGTH
LB - LIFTED TO GRADE ETC

R - RADIALS
RB - RADIAL BEARING
R/P/B - ROAD PLAT BOOK
R/R/W - RIGHT-OF-WAY
SFT - SQUARE FEET

- UTILITY EASEMENT
 - DENOTES SET PERMANENT REFERENCE MONUMENT WITH 4" X 4" 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PERM LBS UNLESS NOTED OTHERWISE"

NAIL AND METAL USAR STAMPED POP LED

SURVEY

DESCRIPTION

BROWN PARCELS
PARCEL E

THE NORTH 68.51 FEET OF THE WEST 325.77 FEET OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID LANDS SITUATE AND LYING IN PALM BEACH COUNTY, FLORIDA.

PARCEL 11:

PARCEL OF LAND SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

THE INTERSECTION OF THE LINE BETWEEN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 4; THENCE DUE SOUTH (ASSUMED), ALONG THE SAID LINE, A DISTANCE OF 132.24 FEET, TO A POINT OF BEGINNING;

THENCE S. 89° 41' 50" W., PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 58.59 FEET, MORE OR LESS, TO A POINT OF BEGINNING;

THENCE S. 89° 51' 50" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 132.24 FEET; THENCE S. 89° 41' 50" E., A DISTANCE OF 33.49 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE AFORESAID; THENCE S. 89° 53' 10" E., PARALLEL TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, A DISTANCE OF 325.78 FEET, MORE OR LESS, TO A POINT IN THE AFORESAID SECTION LINE;

THENCE S. 89° 53' 10" E., PARALLEL TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4; THENCE N. 00° 27' 47" E., ALONG SAID PARALLEL LINE, A DISTANCE OF 137.49 FEET; THENCE N. 00° 53' 10" W., A DISTANCE OF 325.78 FEET, MORE OR LESS, TO A POINT IN THE AFORESAID SECTION LINE;

THENCE S. 89° 53' 10" E., A DISTANCE OF 7.49 FEET, TO THE POINT OF BEGINNING.

AFORESAID.

PARCEL III:

A PARCEL OF LAND LYING IN SECTION 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF LINE BETWEEN SECTIONS 4 AND 5 AND TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 4; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4, A DISTANCE OF 10.00 FEET TO THE CORNER OF THE PLAT; THENCE N 89° 41' 50" W, ALONG THE EASTERLY RIGHT OF WAY OF NORTH SWINTON AVENUE, A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF TANGIERNE TRAIL AND PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 4; A DISTANCE OF 105.52 FEET MORE OR LESS TO THE WEST LINE OF SAID SECTION 4; THENCE S 89° 41' 50" W ALONG A LINE OF 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, A DISTANCE OF 10.00 FEET TO THE CORNER OF THE PLAT; THENCE EASTERLY RIGHT OF WAY OF NORTH SWINTON AVENUE, THENCE S 10° 52' 17" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE A DISTANCE OF 97.85 FEET, MORE OR LESS, THENCE NORTH 89° 41' 50" E, A DISTANCE OF 58.41 FEET MORE OR LESS, TO THE WEST LINE OF SAID SECTION 4; THENCE, DUE NORTH ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 166.60 FEET, MORE OR LESS, TO THE FORECLOSURE POINT OF BEGINNING.

McGLOIN PARCELS

PARCEL 1:

THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SOUTHWEST QUARTER (SW 1/4) LESS THE SOUTH 150.00 FEET (S-150') OF EAST 130.00 FEET (E-130') OF WEST 150.00 FEET (W-150') AND THE SOUTH 180.00 FEET (S-180') OF THE EAST 150.00 FEET (E-150') OF WEST 300.00 FEET (W-300') AND SOUTH TWO-FIFTHS (S 2/5) OF NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SOUTHWEST QUARTER (SW 1/4) LESS EAST 340.00 FEET (E-340') IN SECTION FOUR (4), TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH EAST 100.00 FEET OF WEST 300.00 FEET OF SOUTH 180.00 FEET OF SOUTH HALF OF NORTH HALF OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS RIGHT-OF-WAY ALONG SOUTH SIDE OF PROPERTY AS SET FORTH IN DEED BOOK, 887, PAGE 349, PALM BEACH COUNTY RECORDS.

PARCELS 1 AND 2 BEING FURTHER DESCRIBED AS:

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4); THENCE RUN WESTERLY 340.00 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 TO A POINT; THENCE RUN NORTHERLY 30.00 FEET ALONG A LINE 340.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 451.21 FEET ALONG SAID PARALLEL LINE TO A POINT; THENCE RUN WESTERLY 306.36 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°20'30" WITH THE LAST DESCRIBED COURSE TO A POINT; THENCE RUN SOUTHERLY 286.22 FEET ALONG

LINE FORMING AN ANGLE TO THE RIGHT OF 89°53'20" WITH THE LAST DESCRIBED COURSE TO A POINT, THENCE RUN EASTERLY 130.00 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT, THENCE RUN TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT, THENCE RUN NORTHEASTERLY 50.00 FEET ALONG A LINE FORMING AN ANGLE TO THE LEFT 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT, THENCE RUN EASTERLY 50.00 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT, THENCE RUN SOUTHERLY 128.75 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT, THENCE RUN WESTERLY 128.75 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE, SAID LINE ALSO BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST - QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SECTION BEGINNING.

PARCEL 3:

THE EAST 130 FEET OF THE WEST 150 FEET OF THE SOUTH 195 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); AND THE EAST 50 FEET OF THE WEST 200 FEET OF THE SOUTH 180 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS RIGHT-OF-WAY ON SOUTH SIDE AS SET FORTH IN DEED BOOK 887, PAGE 349, AND LESS RIGHT-OF-WAY AS IN OFFICIAL RECORD BOOK 1671, PAGE 938, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL PREVIOUS PARCELS BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF
THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF
SAID SECTION 4; THENCE RUN SOUTH 89°14'20" WEST ALONG THE SOUTH LINE OF SAID
NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 360.00 FEET;
THENCE EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4)
A DISTANCE OF 340.00 FEET; AND PARALLEL WITH THE EAST LINE
OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 30.00 FEET TO THE POINT
OF BEGINNING; THENCE CONTINUE NORTH 07°05'57" WEST ALONG SAID PARALLEL LINE
TO THE POINT OF 657.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF
ADJACENT TANGIER TRAIL, A DISTANCE OF 1054.47 FEET; THENCE CONTINUE NORTHEAST
ALONG SAID RIGHT-OF-WAY LINE OF ADJACENT TANGIER TRAIL, A DISTANCE OF 1054.47
THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 206, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 89°14'41" WEST ALONG SAID SOUTH
RIGHT-OF-WAY LINE, A DISTANCE 220.01 FEET; THENCE NORTH 07°05'39" WEST ALONG
SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 182.79 FEET; THENCE CONTINUE
ON THE NORTH RIGHT-OF-WAY LINE OF SAID TANGIER TRAIL, THENCE SOUTH 89°14'51"
WEST ALONG THE WESTERLY EXTENSION OF THE AFOREMENTIONED NORTH RIGHT-OF-WAY
LINE OF TANGIER TRAIL, A DISTANCE OF 1054.47 FEET TO A POINT ON THE WEST LINE OF
SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 182.79 FEET TO A
POINT ON THE WEST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
SOUTH 88°48'56" WEST ALONG A LINE 20 FEET NORTH AND PARALLEL TO THE SOUTH LINE
OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4)
OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE
43 EAST, A DISTANCE OF 182.79 FEET TO A POINT ON THE WEST LINE OF SECTION 5,
TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE CONTINUE NORTH 07°05'53" WEST ALONG
RIGHT-OF-WAY LINE OF SWINNON AVENUE AS RECORDED IN ROAD BOOK 3, PAGES 250
THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH
TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 229.89 FEET TO A POINT ON THE
EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 229.89
FEET TO A POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
A DISTANCE OF 33.50 FEET TO A POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 46
SOUTH, RANGE 43 EAST; THENCE SOUTH 07°05'53" EAST ALONG SAID EAST LINE OF
SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 182.79 FEET TO A
POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A
DISTANCE OF 182.79 FEET TO A POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 46
BOOK 3, PAGES 250 THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST AND
TO SAID POINT A RADIAL LINE BEARS NORTH 80°37'58" EAST, HENCE CONTINUE
NORTH 80°37'58" EAST ALONG SAID RADIAL LINE A DISTANCE OF 1816.55 FEET TO A
CENTRAL ANGLE OF 0°74'32.7", AN ARC DISTANCE OF 244.89 FEET; THENCE NORTH
89°08'06" EAST, A DISTANCE OF 0.17 FEET TO A POINT ON THE ARC OF A CIRCULAR
CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH
89°08'06" WEST, HENCE CONTINUE SOUTH 89°08'06" WEST ALONG SAID RADIAL LINE TO THE
ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF
89°53'47", AN ARC DISTANCE OF 39.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST
22nd STREET AS RECORDED IN OFFICIAL RECORD BOOK 887, PAGE 349, PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 89°08'06" WEST ALONG
RIGHT-OF-WAY LINE, A DISTANCE OF 283.30 FEET TO THE POINT OF BEGINNING.

LYING IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 225,835 SQUARE FEET, OR 5.1845 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY
OF RECORD.

NOTES

1. REPRODUCTIONS OF HIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND
3. THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR.
4. THESE SHOWN HEREIN WERE DEDUCTED BY THE FLORIDA PUBLIC NATURE INSURANCE
5. COMPANY, FILE NUMBER: 19128961 REV F, EFFECTIVE DATE: JULY 14, 2020 AT 10:15 AM
6. SCHEDULE SCHEDULE B-I-1 EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE
7. ARE ACCEPTED.
8. BEARINGS SHOWN HEREIN ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF NE 22ND
9. STREET BEARING NB97°42'02". RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM,
10. EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
11. THE "DESCRIPTION" SHOWN HEREIN IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE
12. CLIENT.
13. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
14. NO ADJUTMENTS OR DELETIONS TO OR OTHER THAN THE SIGNING PARTY OR PARTIES IS
15. PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 125102 0977 F; DATE: OCTOBER 5, 2017.
17. GEOREFERENCED AERIAL PHOTOGRAPHY PROVIDED BY PALM BEACH COUNTY, FLIGHT DATE: 2017.
18. ADJUTMENTS TO OR DELETIONS TO OR OTHER THAN THE SIGNING PARTY OR PARTIES IS
19. PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
20. ALL ADJUTING PARCELS ARE CONTIGUOUS TO EACH OTHER WITHOUT GAP OR OVERLAP.

SCHEDULE B-II EXCEPTIONS FILE NUMBER: 19128961 REV F

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SURVEYOR TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE, OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOTE: TAXES FOR THE YEAR 2020 BECOME A LIEN ON THE LAND JANUARY 1ST ALTHOUGH NOT DUE OR PAYABLE UNTIL NOVEMBER 1ST OF SAID YEAR. TAXES FOR THE YEAR 2019 ARE NOT PAID. TAX ID NUMBER 12-43-46-04-00-000-7290 AND 12-43-46-04-00-000-7400.
7. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSOR(S) AND OF ANY PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE(S).

EXCEPTIONS AS TO BROWN PARCELS I, II & III:

8. Easement for water and sewer purposes, with covenants, granted to the City of Delray Beach, recorded in Official Records Book 7990, page 1593 **AFFECTS AS SHOWN**
9. EASEMENTS GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 528, PAGES 644 AND 645, **AFFECTS AS SHOWN**
10. The following matter shown by that Survey prepared by Caulfield & Wheeler, Inc., dated 11/25/2019 under Job No. 8577-1 and any easement rights, claims, consequences or obligations associated therewith, to wit: A. Easement of driveway into right of way of Swinton Avenue.
B. Any encroachments, overlaps or consequences as a result of improvements not being located.

EXCEPTIONS AS TO MC GLOIN Parcels 1, 2 and 3:

11. Easement granted to Florida Power & Light Company, recorded in Official Records Book 18685, Page 1792, without legal description. **AFFECTS AS SHOWN**
12. The following matters shown by that Survey prepared by Caulfield & Wheeler, Inc., dated 11/15/2019 as revised July 2, 2020, under Job No. 8577-1 and any easement rights, claims, consequences or obligations associated therewith, to wit:
- A. Encroachment of driveways into right of way of N.E. 22nd Street.
 - B. Any encroachments, overlaps or consequences as a result of improvements not being located.

CERTIFICATE:

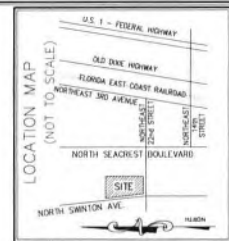
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11 (OBSERVED EVIDENCE), 15, AND 20(\$2,000,000) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 12, 2020.

DATE OF PLAT OR MAP: AUGUST 13, 2020

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1991

DELRAY HEIGHTS
ALTA/NSPS LAND TITLE SURVEY

DATE	11/15/19
DRAWN BY	RW
F.B./PG.	HDS

JOB # 8577-1
SHEET NO. 1
OF 2 SHEETS

