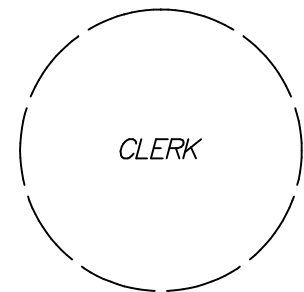


# DELRAY EAST TOWNHOMES

BEING A REPLAT OF LOTS 64 THROUGH 68, INCLUSIVE, BLOCK 34, DEL RATON PARK, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.CO.) AND LOTS 1 THROUGH 3, INCLUSIVE, FLORIDA BOULEVARD TOWNHOMES AT DELRAY BEACH, AS RECORDED IN PLAT BOOK 112, PAGES 156 AND 157 (P.R.P.B.CO.), BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY \_\_\_\_\_, D.C.



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELREY EAST TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A LOTS 64 THROUGH 68, INCLUSIVE, BLOCK 34, DEL RATON PARK, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.CO.) AND LOTS 1 THROUGH 3, INCLUSIVE, FLORIDA BOULEVARD TOWNHOMES AT DELRAY BEACH, AS RECORDED IN PLAT BOOK 112, PAGES 156 AND 157 (P.R.P.B.CO.), BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "DELRAY EAST TOWNHOMES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 64 THROUGH 68, INCLUSIVE, BLOCK 34, DEL RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 3, INCLUSIVE, FLORIDA BOULEVARD TOWNHOMES AT DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 156 AND 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 25,875 SQUARE FEET OR 0.5940 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LAKE IDA PLACE AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 7 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

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

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, 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.

THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REGISTERED AGENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DELRAY EAST TOWNHOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ LENNIE F. SMITH  
REGISTERED AGENT

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY LENNIE F. SMITH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGISTERED AGENT OF DELRAY EAST TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS AGENT 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 BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_

## CITY APPROVAL:

THIS PLAT OF "DELRAY EAST TOWNHOMES" AS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

PLANNING AND ZONING BOARD CHAIR \_\_\_\_\_ FIRE MARSHALL \_\_\_\_\_

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MITCHELL T. McRAE, 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 PROPERTY IS VESTED TO DELRAY EAST TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE PLAT.

DATE: \_\_\_\_\_ MITCHELL T. McRAE  
ATTORNEY STATE OF FLORIDA  
FLA. BAR NO. 441759

## REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "DELRAY EAST TOWNHOMES", 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.

DATE: \_\_\_\_\_ DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
LICENSE BUSINESS NO. L.B. 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 ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: \_\_\_\_\_ PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
O'BRIEN, SUTER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

## NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE LINE OF FLORIDA BOULEVARD HAVING AN ASSUMED BEARING OF N.3°23'18"W.

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, FLORIDA.

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

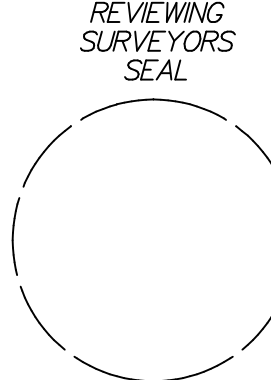
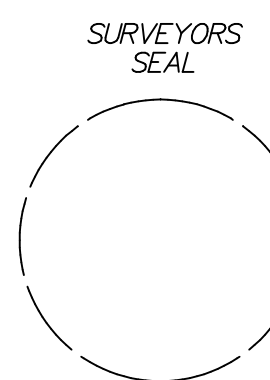
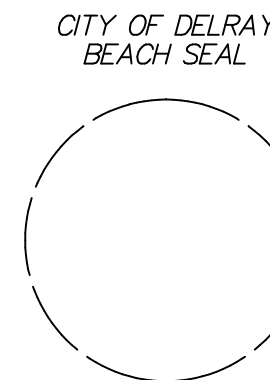
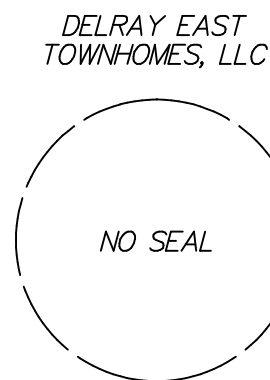
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

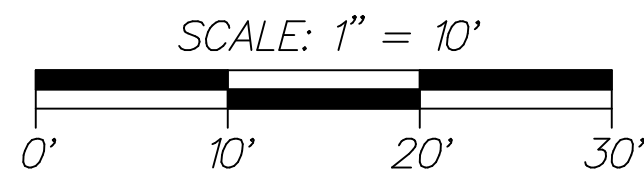
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

INSTRUMENTS OF RECORD AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.





LEGEND:

CL = CENTERLINE

P.R.M. = PERMANENT REFERENCE  
MONUMENT (4"x4" CONCRETE  
MONUMENT STAMPED "PRM LB353")  
UNLESS STATED OTHERWISE

P.R.P.B.CO. = PUBLIC RECORDS OF  
PALM BEACH COUNTY

SECTION 28/46/43 = SECTION 28,  
TOWNSHIP 46 SOUTH, RANGE 43 EAST

C.A. = CENTRAL ANGLE

C.B. = CHORD BEARING

# DELRAY EAST TOWNHOMES

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RECORDED IN PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.CO.) AND LOTS 1 THROUGH 3,  
INCLUSIVE, FLORIDA BOULEVARD TOWNHOMES AT DELRAY BEACH, AS RECORDED IN PLAT  
BOOK 112, PAGES 156 AND 157 (P.R.P.B.CO.), BEING IN SECTION 28, TOWNSHIP 46  
SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D.  
ENGLE, IN THE OFFICE OF O'BRIEN, SUTER &  
O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE  
K-1, DELRAY BEACH, FLORIDA 33445 (561)  
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