

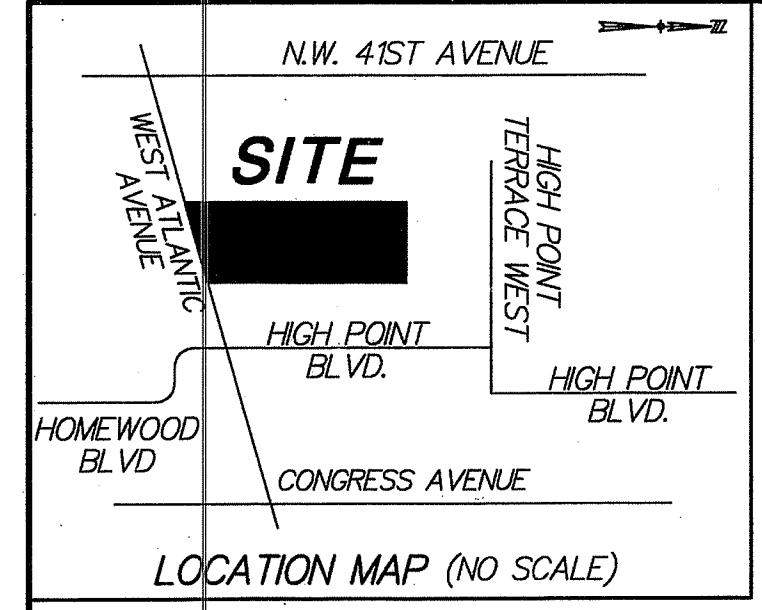
84

00012-152

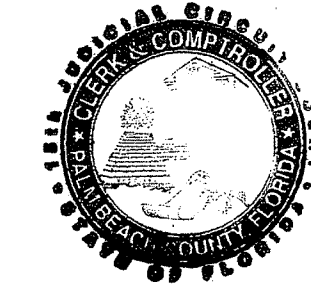
SPODAK DENTAL OFFICE

BEING A REPLAT OF A PORTION OF TRACT 49, MODEL LAND COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 51, BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2013
SHEET 1 OF 2



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 12:10
THIS 22 DAY OF Feb
2013 AND DULY RECORDED IN PLAT BOOK NO.
116 ON PAGE 84-85
SHARON R. BOOK, CLERK AND CONTROLLER
BY M. A. KIN, D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RADIANT ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF TRACT 49, MODEL LAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE ROAD RIGHT OF WAY FOR WEST ATLANTIC AVENUE, AS SHOWN ON ROAD PLAT BOOK 3, PAGES 24 THROUGH 30, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE EAST 165 FEET OF TRACT 49, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE ROAD RIGHT OF WAY FOR WEST ATLANTIC AVENUE, AS SHOWN ON ROAD PLAT BOOK 3, PAGES 24 THROUGH 30, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 49, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°50'05"W, ALONG THE NORTH LINE OF SAID TRACT 49, A DISTANCE OF 165.00 FEET TO A POINT ON A LINE 165.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 49; THENCE S.0°36'54"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 561.04 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR WEST ATLANTIC AVENUE, AS SHOWN ON ROAD PLAT BOOK 3, PAGES 24 THROUGH 30, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.83°26'08"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 165.89 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 49; THENCE N.0°36'54"W, ALONG SAID EAST LINE, A DISTANCE OF 542.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.09 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE SPODAK DENTAL OFFICE AND FURTHER DEDICATES AS FOLLOWS:

LOT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" 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.

THE GENERAL UTILITY EASEMENT AS SHOWN HEREON IS 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 ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH COMPANY AUTHORITY THIS 8th DAY OF FEBRUARY, 2013.

WITNESS: Adriana Vega BY: Celia Spodak
PRINT NAME: Adriana Vega NAME: Celia Spodak
WITNESS: Margaret Fazio MANAGING MEMBER
PRINT NAME: MARGARET FAZIO

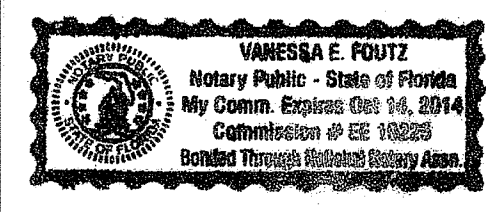
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Craig Spodak WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF RADIANT ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF February, 2013.

MY COMMISSION EXPIRES:



NOTARY PUBLIC
NAME: Vanessa E. Fultz
COMMISSION NO.: 10-14-14

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 24362 AT PAGE 1213 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF FEBRUARY, 2013.

IRONSTONE BANK,
A FLORIDA BANKING CORPORATION

WITNESS: Adriana Vega
PRINT NAME: Adriana Vega

BY: Robert Spodak
NAME: ROBERT SPODAK
TITLE: V.P.

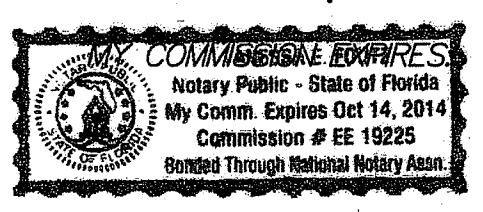
WITNESS: Margaret Fazio
PRINT NAME: MARGARET FAZIO

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert Spodak WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF IRONSTONE BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF February, 2013.



NOTARY PUBLIC
NAME: Vanessa E. Fultz
COMMISSION NO.: 10-14-14

CITY APPROVAL:

THIS PLAT OF "SPODAK DENTAL OFFICE" AS APPROVED ON THIS 14th DAY OF February, A.D. 2013, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

WITNESSED AND ATTESTED:
Sherrish Barnes MAYOR
Donald D. Nibbins CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Darling
DIRECTOR OF PLANNING AND ZONING

Paul Martinez
DIRECTOR OF ENVIRONMENTAL SERVICES - INGRAM

Randalh. Kujawa
CITY ENGINEER

[Signature]
CHAIRPERSON OF THE PLANNING AND ZONING BOARD

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Michael S. Weiner 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 RADIANT ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 2/8/13

NAME: MICHAEL S. WEINER
ATTORNEY STATE OF FLORIDA

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS 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, FLORIDA.

DATE: 2/8/13

Paul D. Engle
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

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 "SPODAK DENTAL OFFICE" 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: FEBRUARY 7, 2013

Keith M. O'Brien, P.L.S.
KEITH M. O'BRIEN, P.L.S.
LICENSE NO. 5328
STATE OF FLORIDA
AVIROM & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #LB 3300

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF TRACT 49 HAVING AN ASSUMED BEARING OF N0°36'54"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 K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN AS 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.

