

# SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION

Being a Re-plat of a portion of Block 53 of the plat 'MAP OF THE TOWN OF LINTON, FLORIDA' (Plat Book 1, Page 3, Palm Beach County, Florida Records) Situate in Section 17, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida.

11  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 11:34 am this 29 day of June, 2013, and duly recorded in Plat Book 117, Pages 11, through 12.  
SHARON R. BOCK  
Clerk and Comptroller  
By: *M. Akin* D.C.

### DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION, BEING A RE-PLAT OF A PORTION OF BLOCK 53 OF THE PLAT "MAP OF THE TOWN OF LINTON" (PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS), SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 53, TOWN OF LINTON, NOW KNOWN AS DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 20 FEET OF LOTS 1 AND 2, BLOCK 53, ACCORDING TO THE RIGHT-OF-WAY FOR STATE ROAD 5-806 (ATLANTIC AVENUE) AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 93550-2601 IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND THAT PART OF SAID LOT 1, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND TANGENT TO THE WEST LINE OF SAID LOT 1.

#### TOGETHER WITH:

LOTS 3 AND 4, BLOCK 53, TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 3, (THE TOWN OF LINTON IS NOW KNOWN AS DELRAY BEACH), LESS THAT PART OF SAID LOTS CONVEYED TO THE STATE OF FLORIDA FOR RIGHT OF WAY OF STATE ROAD NO. 806 IN OFFICIAL RECORDS BOOK 1605, PAGE 228, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 20 FEET OF LOTS 3 AND 4, BLOCK 53, ACCORDING TO THE PLAT OF ORIGINAL TOWN OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND THAT PART OF SAID LOT 4 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, AND TANGENT TO THE EAST LINE OF SAID LOT 4.

#### TOGETHER WITH:

LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 53, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WITH:

LOTS 11, 12 AND THE NORTH 50 FEET OF LOT 13, BLOCK 53, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WITH:

THE SOUTH 24.7 FEET OF LOT 13, AND ALL OF LOTS 14, 15 AND 16, BLOCK 53, CITY OF DELRAY BEACH (FORMERLY LINTON), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WITH:

ALL OF THE 16 FOOT ALLEYS LYING WITHIN BLOCK 53, MAP OF THE TOWN OF LINTON (NOW KNOWN AS DELRAY), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### LESS AND EXCEPTING:

ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD No. 806 DEEDED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 17715, PAGE 629 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTIONS OF BLOCK 53, TOWN OF LINTON, NOW KNOWN AS DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 53; THENCE N 00°00'47" E, ALONG THE EAST RIGHT-OF-WAY LINE OF S.W. 2ND AVENUE, FORMERLY KNOWN AS BOWERS STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 556.73 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°49'43"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.63 FEET TO THE POINT OF TANGENCY; THENCE S 89°09'30" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 17715, PAGES 629 THROUGH 633, OF SAID PUBLIC RECORDS, A DISTANCE OF 231.92 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°08'03"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.89 FEET TO THE POINT OF TANGENCY; THENCE N 89°58'33" E, RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 5.00 FEET; THENCE S 00°01'27" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 1ST AVENUE, FORMERLY KNOWN AS TRAYNOR STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 557.63 FEET; THENCE N 89°08'33" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. 1ST STREET, FORMERLY KNOWN AS RAYMOND STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 287.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA CONTAINING 166.721 SQUARE FEET (3.827 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE, RESERVE, ABANDON, AND VACATE AS FOLLOWS:

#### TRACT 'A' AND TRACT 'B' (RESERVED)

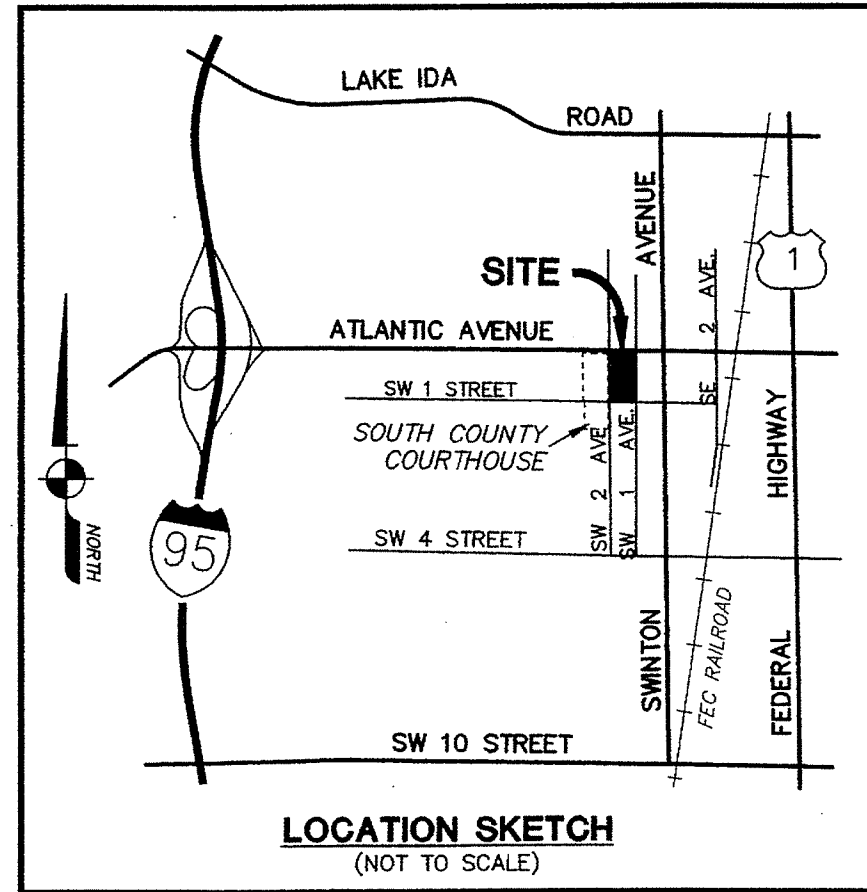
TRACT 'A' AND TRACT 'B', AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNERS, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE CITY OF DELRAY BEACH, FLORIDA, PLANNING AND ZONING DEPARTMENT.

#### TRACT 'C' (RIGHT-OF-WAY DEDICATION)

TRACT 'C', AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH, FLORIDA.

#### ALLEY WAYS (ABANDON AND VACATE)

THIS REPLAT, AS APPROVED BY THE CITY OF DELRAY BEACH, FLORIDA, HEREBY ABANDONS AND VACATES THE ALLEY WAYS IN BLOCK 53 AS SHOWN ON THE PLAT OF MAP OF THE TOWN OF LINTON, FLORIDA RECORDED IN PLAT BOOK 1, PAGE 3, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.



IN WITNESS WHEREOF, THE CITY OF DELRAY BEACH, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR OF THE BOARD AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS 1st DAY OF May, 2013.

WITNESS: *Susan L. Maloney*  
PRINT NAME: Susan L. Maloney  
CITY OF DELRAY BEACH, FLORIDA  
BY: *G. Shult*  
MAYOR  
WITNESS: *Venice Cobb*  
PRINT NAME: VENICE COBB  
ATTEST: *Sharon R. Bock*  
CITY CLERK

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED *Larry Glickstein* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF DELRAY BEACH, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, 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 SEAL OF SAID CORPORATION 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 CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF May, 2013.

MY COMMISSION EXPIRES:

NOTARY SEAL  
E E 14403  
(PRINT NUMBER)

*Shirley M. Byrne*  
NOTARY PUBLIC

IN WITNESS WHEREOF, AS TO TRACT "B" AND THE SOUTH 448.40 FEET OF TRACT "C" ONLY, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO THIS 2nd DAY OF April, 2013.

WITNESS: *Yvonne M. Reigle*  
PRINT NAME: Yvonne M. Reigle  
CITY OF DELRAY BEACH, FLORIDA  
BY: *Steven L. Abrams*  
MAYOR  
WITNESS: *Steve Weiss*  
PRINT NAME: Steve Weiss  
ATTEST: *Sharon R. Bock*  
CLERK & COMPTROLLER DEPUTY CLERK

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED STEVEN L. ABRAMS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID POLITICAL SUBDIVISION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID POLITICAL SUBDIVISION 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 POLITICAL SUBDIVISION. WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF April, 2013.

MY COMMISSION EXPIRES: October 19, 2015

NOTARY SEAL  
E E 136785  
(PRINT NUMBER)

*Gloria Madison*  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:  
KEITH M. CHEE-A-TOW, P.L.S.  
AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
JANUARY, 2013

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.

00012-160

### TITLE CERTIFICATION:

I, *Steven D. Rubin*, 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 PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT 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.

DATED: 1-30-13  
BY: *Steven D. Rubin*  
PRINT NAME: Steven D. Rubin  
ATTORNEY-AT-LAW IN FLORIDA

### CITY OF DELRAY BEACH

THIS PLAT OF "SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION", WAS APPROVED ON THE 7th DAY OF May, A.D. 2013, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *G. Shult*  
ATTEST: *Sharon R. Bock*  
CITY CLERK

#### AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: *Paul Darling*  
DIRECTOR OF PLANNING AND ZONING  
BY: *Randall L. Gwynne*  
CITY ENGINEER  
BY: *John M. ...*  
DIRECTOR, ENVIRONMENTAL SERVICES  
BY: *...*  
CHAIRPERSON, PLANNING AND ZONING BOARD  
BY: *...*  
CITY OF DELRAY BEACH FIRE MARSHAL

### REVIEWING SURVEYOR

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 "SOUTH COUNTY COURTHOUSE COMPLEX EXPANSION", 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: 1-4-13  
BY: *David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
L.B. NO. 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 ACCORDING TO SEC. 177.091(9) F.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: 1-04-2013  
BY: *Keith M. Chee-A-Tow*  
KEITH M. CHEE-A-TOW, P.L.S.  
FLORIDA REGISTRATION NO. 5328  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300

