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DELRAY BEACH FAIRFIELD INN PLAT

Being a replat of Lots 1, 2, 7, 17, 18, 19 and 20, and a portion of the 16' Alley, all of Block 1, BELAIR HEIGHTS as recorded in Plat Book 20, Page 45 of the Public Records of Palm Beach County, Florida and a replat of Tracts "B" and "C", BELAIR HEIGHTS REPLAT as recorded in Plat Book 73, Page 17 of the Public Records of Palm Beach County, Florida Situate in Section 17, Township 46 South, Range 43 East, in the City of Delray Beach, Palm Beach County, Florida.

012-178

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

KNOW ALL MEN BY THESE PRESENTS: THAT DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS DELRAY BEACH FAIRFIELD INN PLAT, BEING A RE-PLAT OF LOTS 1, 2, 7, 17, 18, 19 AND 20, AND A PORTION OF THE 16' ALLEY, ALL OF BLOCK 1, BELAIR HEIGHTS AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF TRACTS "B" AND "C", BELAIR HEIGHTS REPLAT AS RECORDED IN PLAT BOOK 73, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOTS 1, 2, 7, 17, 18, 19 AND 20, BLOCK 1, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACTS "B" AND "C", BELAIR HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FORMERLY KNOWN AS:

LOTS 3, 5, 6 AND 16 AND THE VACATED ALLEY NORTH OF AND ADJACENT TO SAID LOT 16, BLOCK 1, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 20 FEET OF SAID LOTS 3, 5, AND 6 AND THE EXTERNAL ARC AREA FORMED BY THE 25.00 FOOT RADIUS AT THE NORTHEAST CORNER OF SAID LOT 6.

TOGETHER WITH:

THE VACATED ALLEY NORTH OF AND ADJACENT TO SAID LOT 7, BLOCK 1, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE VACATED ALLEY WEST OF AND ADJACENT TO TRACT "C", BELAIR HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST ONE-HALF OF THE VACATED ALLEY WEST OF AND ADJACENT TO SAID LOTS 17, 18, 19 AND 20, BLOCK 1, BELAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 1, BELAIR HEIGHTS; THENCE N 89°07'58" W ALONG THE SOUTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION, 145.35 FEET; THENCE N 00°02'01" E, 200.11 FEET; THENCE N 89°07'58" W ALONG THE SOUTH LINE OF SAID LOT 7 AND ITS EASTERLY EXTENSION, 145.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE; THENCE N 00°04'01" E ALONG SAID RIGHT-OF-WAY LINE, 151.15 FEET; THENCE N 45°55'21" E, 27.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 806 (ATLANTIC AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93550-2601, SHEET 6 OF 8; THENCE S 88°13'20" E ALONG SAID SOUTH RIGHT-OF-WAY LINE 80.05 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 806 AS DEDICATED AND DESCRIBED AS TRACT "A" ON SAID PLAT OF BELAIR HEIGHTS REPLAT FOR THE NEXT TWO COURSES AND DISTANCES; THENCE S 00°05'07" W, 2.00 FEET; THENCE S 88°13'20" E, 175.83 FEET TO THE POINT OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE FROM SAID POINT BEARS S 24°51'06" W); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 65°08'54" AND AN ARC DISTANCE OF 28.43 FEET; THENCE S 00°00'00" E ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 9TH AVENUE, 342.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 77,422 SQUARE FEET (1.777 ACRES), MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE DELRAY BEACH FAIRFIELD INN PLAT AND FURTHER DEDICATES AS FOLLOWS:

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

PARCEL B

PARCEL B, AS SHOWN HEREON, 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 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.

PARCEL C

PARCEL 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.

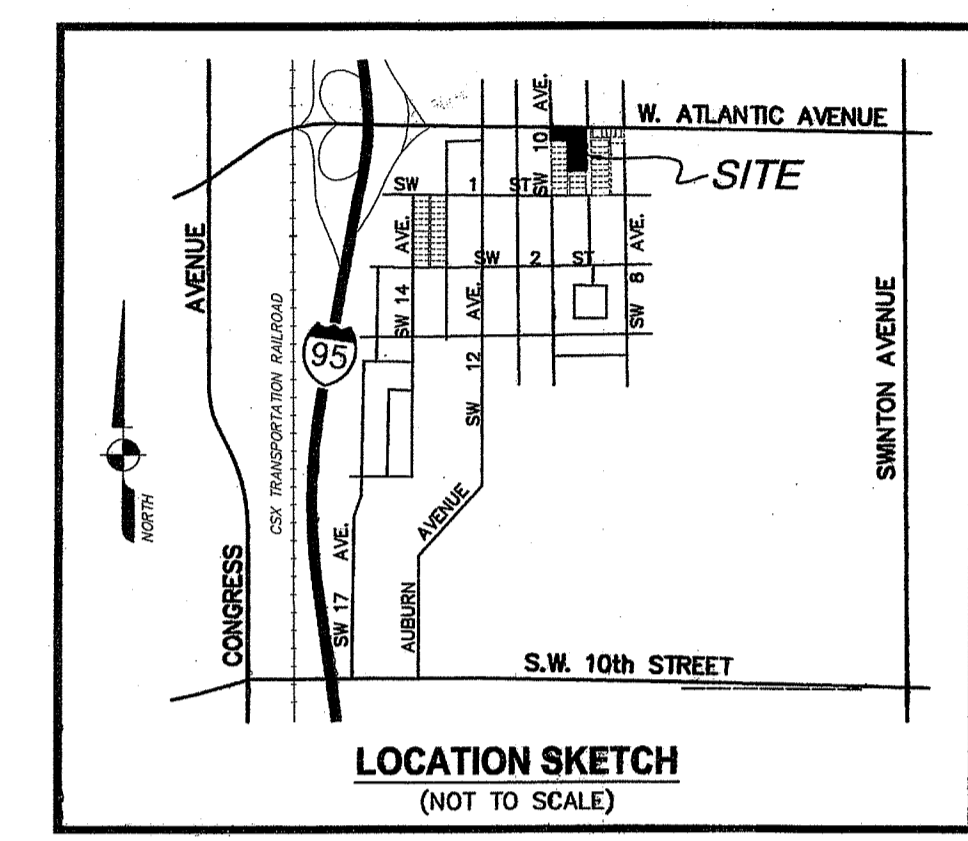
PARCELS D and E

PARCELS D AND E, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER RETENTION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS 20th DAY OF November, 2013.

WITNESS: Jeffrey A. Costello
PRINT NAME: JEFFREY A. COSTELLO
Elizabeth C. Turrows
PRINT NAME: ELIZABETH C. TURROWS

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
BY: Howard Lewis
HOWARD LEWIS, CHAIRMAN
ATTEST: Diane Colonna
DIANE COLONNA, EXECUTIVE DIRECTOR



ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

BEFORE ME PERSONALLY APPEARED HOWARD LEWIS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE CITY OF DELRAY BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID AGENCY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AGENCY 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 AGENCY. WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF November, 2013.

MY COMMISSION EXPIRES: EXPIRES-MAR 23, 2017
NOTARY SEAL
EE889743
(PRINT NUMBER)

David P. Lindley
NOTARY PUBLIC

NOTES:

- 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.
- 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT-OF-WAY LINE OF S.W. 9th AVENUE HAVING A BEARING OF S 00°00'00" E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: A = ARC LENGTH; AC. = ACRES; C. = CENTERLINE; Δ = CENTRAL ANGLE; ESM= EASEMENT; FD. = FOUND; G.U. = GENERAL UTILITY EASEMENT; ID. = IDENTIFICATION; I.E. = INGRESS-EGRESS; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.O.B. = POINT OF BEGINNING; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; SQ. FT. = SQUARE FEET; S.R. = STATE ROAD.
- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.), 4"x 4"x 24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300" UNLESS OTHERWISE STATED.

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.

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



SHARON R. BOCK
Clerk and Comptroller
By: [Signature] D.C.

SHEET 1 OF 2

TITLE CERTIFICATION:

I, Steven B. Greenfield, Esq., 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 DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF 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: 11-19-2013

BY: [Signature]
PRINT NAME: Steven B. Greenfield
ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH

THIS PLAT OF "DELRAY BEACH FAIRFIELD INN PLAT", WAS APPROVED ON THE 19th DAY OF November, A.D. 2013, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: [Signature]

ATTEST: [Signature]
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: [Signature]
DIRECTOR OF PLANNING AND ZONING

BY: [Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: [Signature]
CITY ENGINEER

BY: [Signature]
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 "DELRAY BEACH FAIRFIELD INN PLAT", 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: 11-18-13

[Signature]
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: 11-19-2013

[Signature]
KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AVROM & ASSOCIATES, INC.
L.B. NO. 3300

