

HACKER OFFICE BUILDING

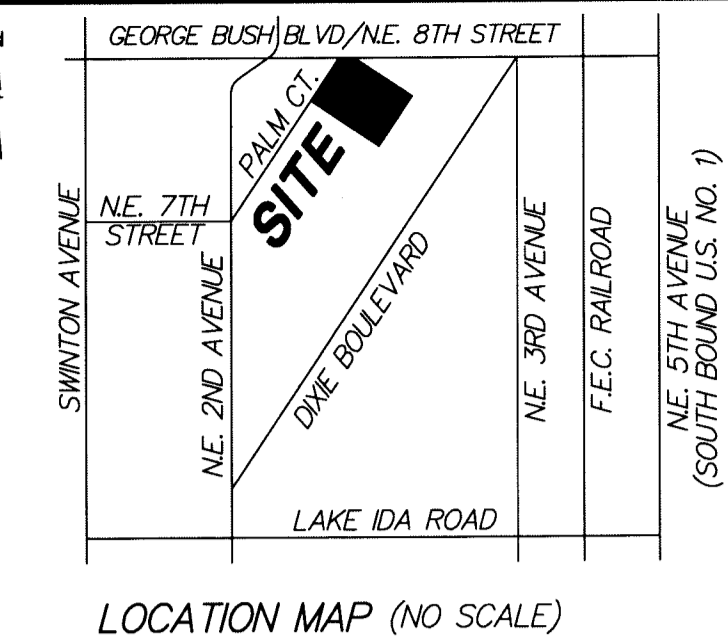
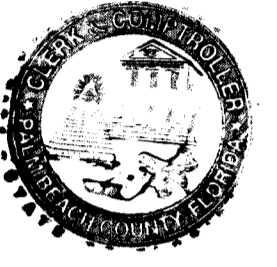
BEING A REPLAT OF LOT 2, LESS THE NORTHERLY 5.0 FEET THEREOF FOR ROAD RIGHT OF WAY, AND 3, BLOCK 11, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 (P.R.P.B.CO.), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2018
SHEET 1 OF 2

138

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 1:52 PM
THIS 31 DAY OF August
2018 AND DULY RECORDED IN PLAT BOOK NO.
126 ON PAGE 138-139
SHARON R. BOCK, CLERK AND COMPTROLLER
BY [Signature] DC



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT S&E HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 2, LESS THE NORTHERLY 5.0 FEET THEREOF FOR ROAD RIGHT OF WAY, AND 3, BLOCK 11, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 (P.R.P.B.CO.), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HACKER OFFICE BUILDING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, LESS THE NORTHERLY 5.0 FEET THEREOF FOR ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 29537, PAGE 1024, AND LOT 3, BLOCK 11, DEL-IDA PARK, (DEL-IDA PARK HISTORIC DISTRICT), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N45°00'00"E, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 78.78 FEET TO A POINT ON A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2; THENCE S89°10'31"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 30.45 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE S45°00'00"E, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 18.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE S45°00'00"W, ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE N45°00'00"W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13,768 SQUARE FEET OR 0.316 ACRE MORE OR LESS.

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

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (GU) EASEMENTS ARE 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 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 DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO S&E HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE WATER EASEMENT IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER MAINS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF AUGUST, 2018.

S&E HOLDINGS, INC.,
A FLORIDA CORPORATION

WITNESS: [Signature] BY: [Signature]
PRINT NAME: TAMMY S. GALLO STEVEN M. HACKER
PRESIDENT
WITNESS: [Signature]
PRINT NAME: PAUL D. ENGLE

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN M. HACKER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF S&E HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 31 DAY OF August, 2018.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
NAME: TAMMY S. GALLO
COMMISSION NO. GG001014

EXPIRES: SEPT. 9, 2020
CITY APPROVAL:

THIS PLAT OF "HACKER OFFICE BUILDING" AS APPROVED ON THE DAY OF [Signature], A.D. 2018 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: [Signature] ATTEST: [Signature]
CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] DIRECTOR OF PLANNING, ZONING AND BUILDING
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL
[Signature] DIRECTOR OF UTILITIES

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CYNTHIA A. REED, 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 S&E HOLDINGS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 8/10/18

[Signature]
CYNTHIA A. REED
ATTORNEY-STATE OF FLORIDA

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 "HACKER OFFICE BUILDING", 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: 8/16/18

[Signature]
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. L.B. 3591

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 RECORD BOOK 29109, AT PAGE 1473 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF AUGUST, 2018.

FIRST CITIZENS BANK,
A FLORIDA BANKING CORPORATION

WITNESS: [Signature] BY: [Signature]
PRINT NAME: PAUL D. ENGLE PRINT NAME: ROBERT SPECTOR
TITLE: VICE-PRESIDENT

WITNESS: [Signature]
PRINT NAME: CAROL F. BAXTER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert Spector WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF FIRST CITIZENS BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS Vice President 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 10th DAY OF August, 2018.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
NAME: Carol Ford Baxter
COMMISSION NO.: GG 239237

EXPIRES: SEPT 11, 2022

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) 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.

DATE: AUGUST 9, 2018

[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLUTER & O'BRIEN, INC.
955 NW 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

