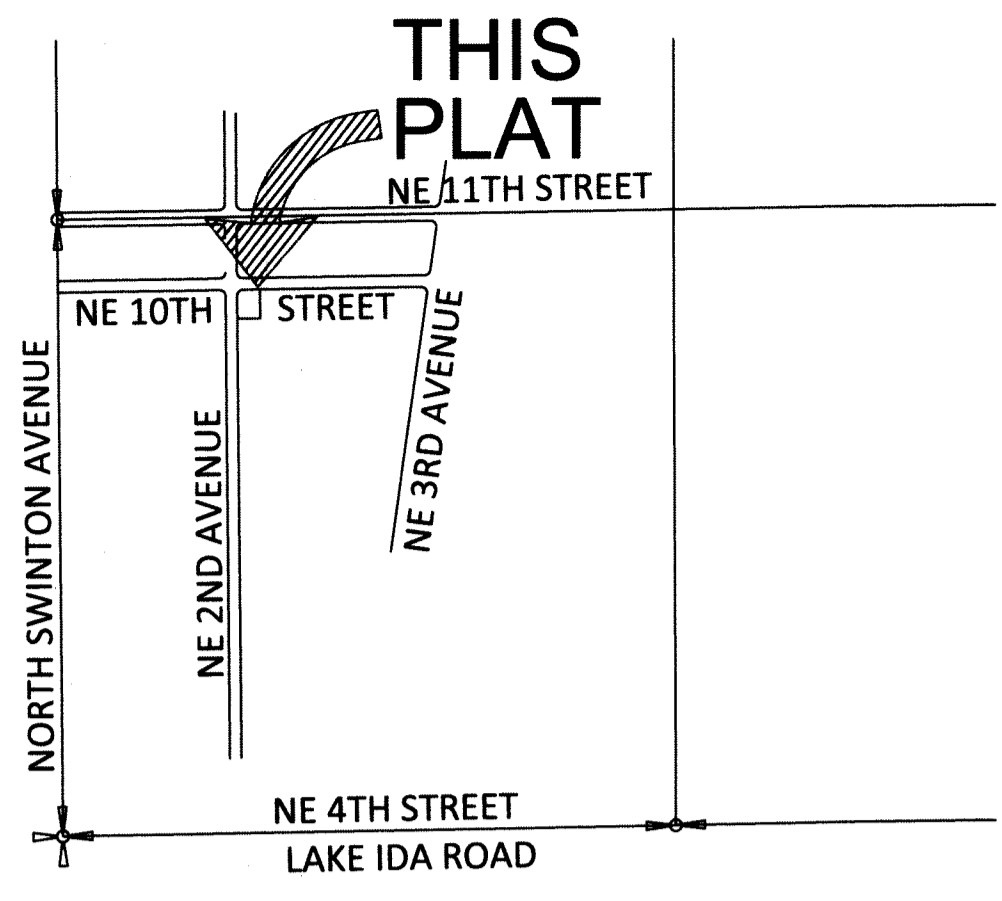


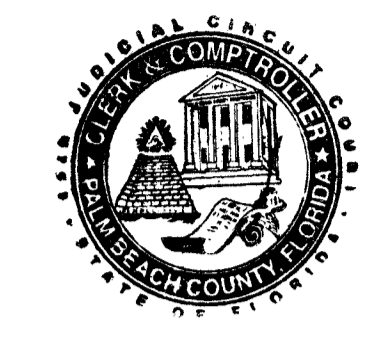
174



LOCATION MAP  
SECTION 34-48-42  
NOT-TO-SCALE

# PINEAPPLE TRAIL

A REPLAT OF LOTS 15 AND 16, BLOCK 9, DELL PARK, (PLAT BOOK 8, PAGE 56, PBCR)  
LYING IN SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT  
3:45 P.M. THIS 22 DAY OF  
July 2020, AND DULY  
RECORDED IN PLAT BOOK NO. 130  
ON PAGE(S) 174-175  
SHARON R. BOCK CLERK & COMPTROLLER  
By: *Sharon R. Bock* D.C.  
SHEET 1 OF 2

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS: THAT HACIENDA GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT OF PINEAPPLE TRAIL, BEING A REPLAT OF LOTS 15 AND 16, BLOCK 9, DELL PARK, (IN PLAT BOOK 8, PAGE 56, PBCR) LYING IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 15 AND 16, BLOCK 9, DELL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 12,367 SQUARE FEET AND/OR 0.28 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PINEAPPLE TRAIL AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 & 2 ARE HEREBY RESERVED BY HACIENDA GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

GENERAL UTILITY EASEMENTS (GU) 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 ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

SIDEWALK EASEMENTS (SE) ARE DEDICATED TO THE CITY FOR PUBLIC PURPOSES OF CONSTRUCTION, INSTALLING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, PATHWAYS, DRAINAGE FACILITIES, STREET FURNITURE, HANDICAP ACCESS, UNDERGROUND DRAINAGE, UTILITIES AND LANDSCAPING IN CITY'S SOLE AND ABSOLUTE DISCRETION.

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

IN WITNESS WHEREOF, OF THE ABOVE NAMED HACIENDA GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED THIS DAY OF March 18, 2020.

HACIENDA GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: *Nuno Morais*  
NUNO MORAIS, MANAGER

WITNESS: *Leorah G. Greenman* WITNESS: *Leorah G. Greenman*

PRINT NAME: *Shelvia Conger* OR PRINT NAME: *Leorah G. Greenman*

### ACKNOWLEDGEMENTS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NUNO MORAIS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Shelvia Conger* IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HACIENDA GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 18th DAY OF March, 2020.

MY COMMISSION EXPIRES: 1-21-2024 *John T. Doogan*  
NOTARY PUBLIC

COMMISSION NUMBER: 94936525 *Shelvia Conger*  
PRINT NAME

### TITLE CERTIFICATION:

STATE OF FLORIDA \_\_\_\_\_ )  
COUNTY OF PALM BEACH \_\_\_\_\_ )

I, LEORAH G. GREENMAN, 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 HACIENDA GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DECEMBER 31, 2019; AND THAT AS OF FEBRUARY 14, 2020, THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: 3/18, 2020 *Leorah G. Greenman*  
ATTORNEY AT LAW LICENSED  
IN FLORIDA

### CITY APPROVAL:

THIS PLAT OF THE PINEAPPLE TRAIL AS APPROVED ON THIS 21st DAY OF July, A.D. 2020 BY THE CITY COMMISSION OF DELRAY BEACH, FLORIDA.

BY: *Matthew Johnson*  
MAYOR

ATTEST: *Katrina Johnson*  
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

BY: *Arthur Green*  
DIRECTOR OF DEVELOPMENT SERVICES

BY: *Steve Moore*  
FIRE MARSHAL

BY: *Patricia Green*  
CITY ENGINEER

### 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 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.

BY: *Andrew Snyder*  
ANDREW SNYDER,  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 5639, STATE OF FLORIDA

LANDTEC SURVEYING, INC. LB#8007  
481 EAST HILLSBORO BOULEVARD, SUITE 100-A  
DEERFIELD BEACH, FLORIDA 33441  
(561) 367-3587  
(SEAL)

THIS INSTRUMENT WAS PREPARED BY ANDREW SNYDER, LANDTEC SURVEYING, INC, 481 EAST HILLSBORO BOULEVARD, SUITE 100-A, DEERFIELD BEACH, FLORIDA 33441

### 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 PINEAPPLE TRAIL AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081, FLORIDA STATUTES.

BY: *John T. Doogan*  
JOHN T. DOOGAN P.L.S.  
PROFESSIONAL LAND SURVEYOR, REG. #4409  
STATE OF FLORIDA

DATE: 3/18/2020

AVIROM AND ASSOCIATES, INC. LB#3300  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432

"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.



THIS INSTRUMENT WAS PREPARED BY  
ANDREW SNYDER, P.S.M. 5369, STATE OF FLORIDA  
LANDTEC SURVEYING, INC.  
481 EAST HILLSBORO BOULEVARD, SUITE 100-A  
DEERFIELD BEACH, FLORIDA 33441

HACIENDA GARDENS, LLC CORPORATE SEAL	CITY DELRAY BEACH SEAL	REVIEWING SURVEYOR SEAL	SURVEYOR ANDREW SNYDER P.S.M. 5369 STATE OF FLORIDA
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