

DJG Surveying and Mapping, Inc.
 6750 NW 9th Court Margate, Florida 33063
 Phone: (954) 675-7244
 Email: admin@djgsurvey.com
 www.djgsurvey.com LB #7682

1004-1006 Rhodes Villa

A replat of a portion of Lot 7, all of Lots 8 and 9, a portion of Lot 10 and a portion the 30-foot Rhodes Villa Avenue right of way, **Delray Beach Shores**, Plat Book 23, Page 167 of the Public Records of Palm Beach County, Florida, lying in the Southeast one-quarter (SE 1/4) of Section 21, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida

State of Florida
 County of Palm Beach
 This Plat was filed for record at
 3:55 PM
 this 21 day of August A.D. 2020,
 and duly recorded in Plat Book 130
 on Pages 194 and 195

Sharon R. Bock
 Clerk and Comptroller

By: [Signature]
 Deputy Clerk

Sheet 1 of 2



Dedication and Reservations:

KNOW ALL MEN BY THESE PRESENTS that Glen T. Urquhart and Angela M. Urquhart, the owners of the land shown hereon as **1004-1006 Rhodes Villa**, being a replat of a portion of Lot 7, all of Lots 8 and 9, a portion of Lot 10 and a portion of the 30 foot Rhodes Villa Avenue right of way, **Delray Beach Shores**, Plat Book 23, Page 167, lying in the Southeast one-quarter (SE 1/4) of Section 21, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida, being more particularly described as follows:

Lot 8 and the West 6 feet of Lot 7; Together with Lot 9 and the South 25 feet of Lot 10;
 Together with the East 10 feet of the South 45 feet of Rhodes-Villa Avenue, **Delray Beach Shores**, according to the plat thereof, as recorded in Plat Book 23, Page 167, of the Public Records of Palm Beach County, Florida, less the following described parcel:

Commencing at the Northwest corner of said Lot 8; Thence, South 89°31'59" West, along the North line of Lot 8, a distance of 5.00 feet to the **Point of Beginning**; Thence, continue South 89°31'59" West, a distance of 5.00 feet; Thence, South 00°28'01" East, a distance of 5.00 feet; Thence, North 44°31'59" East, a distance of 7.07 feet to the **Point of Beginning**.

Said lands lying and being in the City of Delray Beach, Palm Beach County, Florida, and containing 23,403.40 square feet (0.5373 acres) more or less.

Have caused said lands to be surveyed and platted as shown hereon as **1004-1006 Rhodes Villa** and further dedicates as follows:

Lots 1 and 2 are hereby reserved by the Glen T. Urquhart and Angela M. Urquhart, their successors and/or assigns for private purposes as allowed pursuant to zoning regulations of the City of Delray Beach.

The City of Delray Beach is hereby granted the right of access for emergency and maintenance purposes.

General Utility (G.U.) 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 electric, telephone, gas or other public facility.

In Witness whereof, Glen T. Urquhart and Angela M. Urquhart and have caused these presents to be signed this 21 day of July, 2020.

By: [Signature] Glen T. Urquhart By: [Signature] Angela M. Urquhart

Witness: [Signature] Eric Grainger Print Name: ERIC GRAINGER
 Witness: [Signature] Sofia Gomez Print Name: SOFIA GOMEZ

Acknowledgment:

State of Florida
 County of Palm Beach

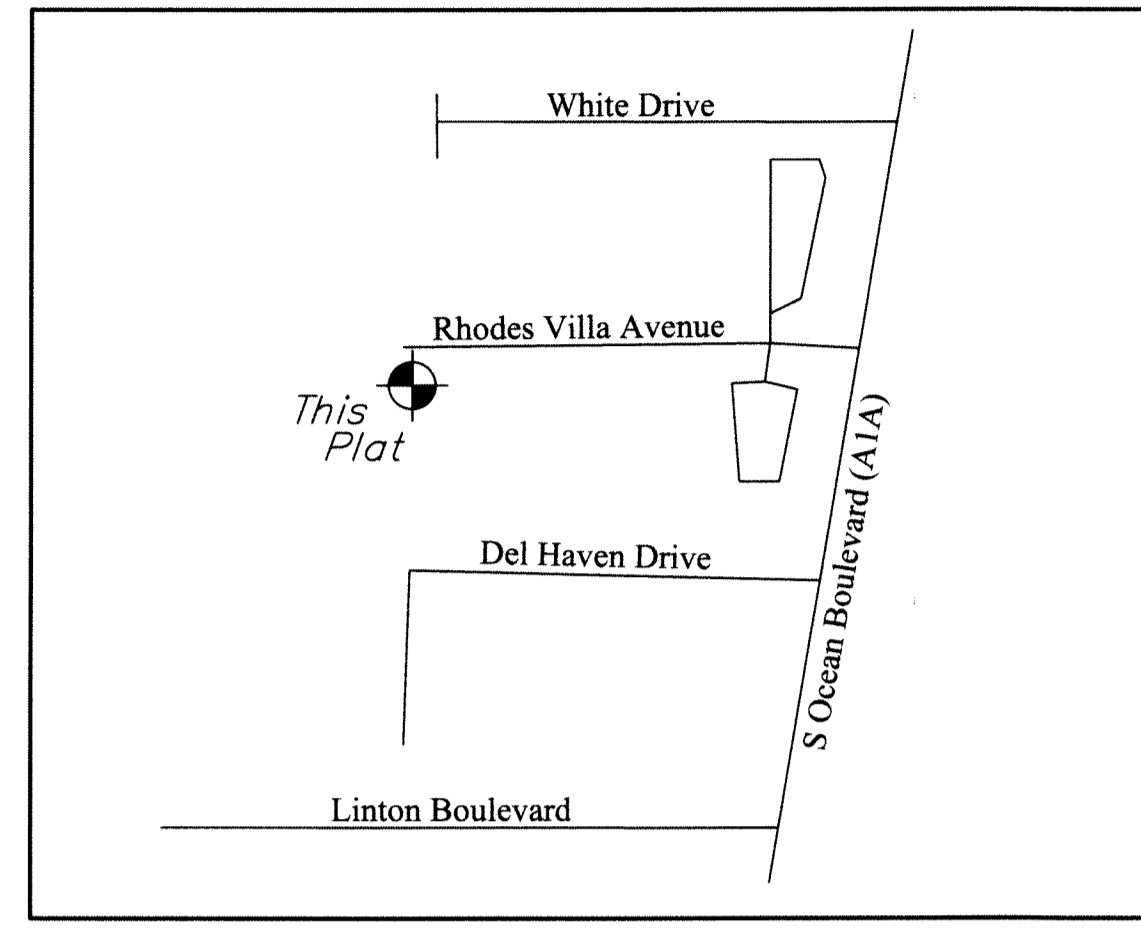
The foregoing instrument was acknowledged before me by means of physical appearance online notarization, this 21 day of July, 2020 by Glen T. Urquhart and Angela M. Urquhart, who are personally known to me or have produced [Signature] as identification. And executed the foregoing instrument and acknowledged before me that he/she executed the same. Witness my hand and official seal this 21 day of July, 2020.

My commission expires 07/27/22
 By: [Signature] Notary Public Commission Number: 183596
[Signature] James Beauregard Parker Print Name

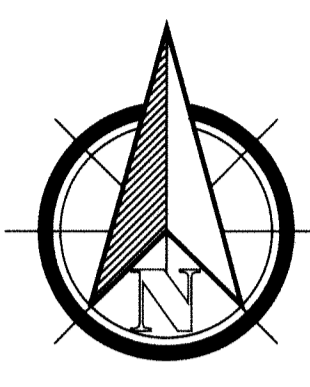
Title Certification:

I, J. Beauregard Parker, 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 vested to Glen T. Urquhart and Angela M. Urquhart; that the current taxes have been paid through December 31, 2019, and that as of July 1, 2020, there are no mortgages of record; and no encumbrances of record.

By: [Signature] J. Beauregard Parker Date: 07/21/20



Location Map
 Not to Scale



City Approval:

This plat of 1004-1006 Rhodes Villa is approved on this 21 day of July, A.D. 2020 by the City Commission of the City of Delray Beach, Florida.

By: [Signature] Mayor Attest: [Signature] Kateri Johnson City Clerk

And reviewed, accepted and certified by:

By: [Signature] Director of Development Services By: [Signature] Fire Marshal
 By: [Signature] City Engineer

Reviewing Surveyor's Certificate:

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 **1004-1006 Rhodes Villa** as required by Chapter 177.081(1) Florida Statutes, and finds that it complies with all requirements of Chapter 177.091(1), Florida Statutes.

By: [Signature] John T. Doogan, P.L.S. Date: 7/21/2020
 Professional Land Surveyor License No. LS4409 State of Florida
 Aviom and Associates, Inc. LB #3300
 50 SW 2nd Avenue, Suite 102
 Boca Raton, Florida 33432

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, Part 1 Florida Statutes, as amended, and the Ordinances of the City of Delray Beach, Florida.

By: [Signature] 7-21-20
 Dennis J. Gabriele, P.S.M.
 Professional Surveyor and Mapper
 License No. LS5709
 State of Florida

Surveyor's Notes

- Bearing Reference:** The grid bearings shown hereon, are referenced to the West line of Section 21-46-43. Said line bears South 00°01'09" East.
- 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 maintenance purposes.
- 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 utility companies occupying same.
- In those cases where easements of different 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.
- All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.
- Building setback lines shall be as required by current Delray Beach City Zoning Regulation.

Coordinates, Bearings and Distances

- The coordinates shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum 1983 (1990 Adjustment).
- All distances are ground, all coordinates are grid, and measured in U.S. Survey feet.
- Bearings as shown hereon are Grid Datum, NAD 83 1990 Adjustment, Florida East Zone.
- Ground Distance x Scale Factor = Grid Distance.
- Scale Factor: 1.0000283**

N= XXXXXX Denotes Florida State Plane Coordinates
 E= XXXXXX

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.

City of Delray Beach	Reviewing Surveyor	Surveyor
		<u>[Signature]</u> Dennis J. Gabriele Professional Surveyor and Mapper License No. LS5709 State of Florida