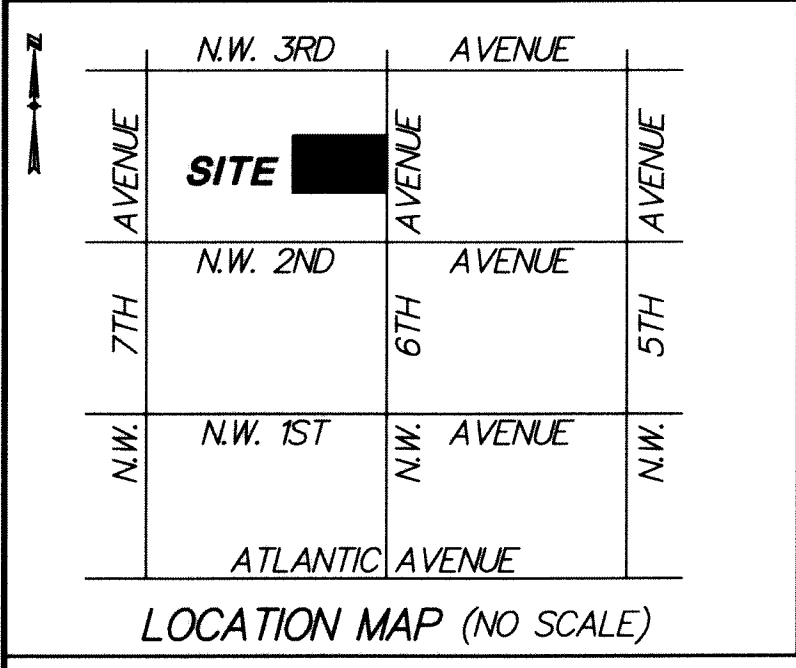


# NORTHWEST 6TH AVENUE ESTATES

BEING A REPLAT OF A PORTION OF BLOCK 10, TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 (P.R.P.B.CO.), BEING IN SECTION 17, 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 4:30 A.M. A.D. 2022 AND DULY RECORDED IN PLAT BOOK 1334 ON PAGES 42 THROUGH 43.

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 10, TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 (P.R.P.B.CO.), BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "NORTHWEST 6TH AVENUE ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 90 FEET OF THE NORTH 150 FEET OF THE EAST 135 FEET OF BLOCK 10, MAP OF THE TOWN OF LINTON N/K/A DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE WEST 2.0 FEET THEREOF FOR ALLEY RIGHT OF WAY PER DEED RECORDED IN OFFICIAL RECORDS BOOK 33135, PAGE 367, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 11,976 SQUARE FEET OR 0.2749 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS NORTHWEST 6TH AVENUE ESTATES AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, 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.

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 13<sup>th</sup> DAY OF July, 2022.

HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY, INC.

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Holly Carson-Pardue JENNIFER C. THOMASON  
PRESIDENT

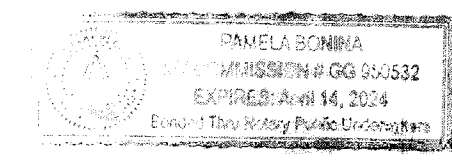
WITNESS: *[Signature]*  
PRINT NAME: Jeff Fenjell

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 13<sup>th</sup> DAY OF July, 2022, BY JENNIFER C. THOMASON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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.

MY COMMISSION EXPIRES:



*[Signature]*  
NOTARY PUBLIC  
NAME: Pamela Borina  
COMMISSION NO.: 66950532

### CITY APPROVAL:

THIS PLAT OF "NORTHWEST 6TH AVENUE ESTATES" AS APPROVED ON THE 19<sup>th</sup> DAY OF July, A.D. 2022 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: *[Signature]* ATTEST: *[Signature]*  
CITY CLERK: Kateri Johnson

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]* *[Signature]*  
DEVELOPMENT SERVICES DIRECTOR CITY ENGINEER

*[Signature]*  
FIRE MARSHAL

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DAVID W. SCHMIDT, 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 HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: July 12, 2022

*[Signature]*  
DAVID W. SCHMIDT  
ATTORNEY STATE OF FLORIDA  
FLA. BAR NO. 355062

### 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 "NORTHWEST 6TH AVENUE ESTATES", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.09(1), FLORIDA STATUTES.

DATE: 7/14/2022

*[Signature]*  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4409 STATE OF FLORIDA  
AVIROM & ASSOCIATES, INC. LB #3300  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FL. 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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 7/11/22

*[Signature]*  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
ENGLE LAND SURVEYING LLC  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 8447

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 10, PLAT BOOK 1, PAGE 3 (P.R.P.B.CO.) HAVING AN ASSUMED BEARING OF N89° 20'03"E.

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.

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

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF ENGLE LAND SURVEYING LLC, 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

INSTRUMENTS OF RECORD AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.

- LEGEND:
- ☉ = CENTERLINE
  - P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB8447") UNLESS STATED OTHERWISE
  - P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY
  - SECTION 17/46/43 = SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST
  - O.R.B. = OFFICIAL RECORDS BOOK
  - G.U.E. = GENERAL UTILITY EASEMENT
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - L.B. = LICENSED BUSINESS

