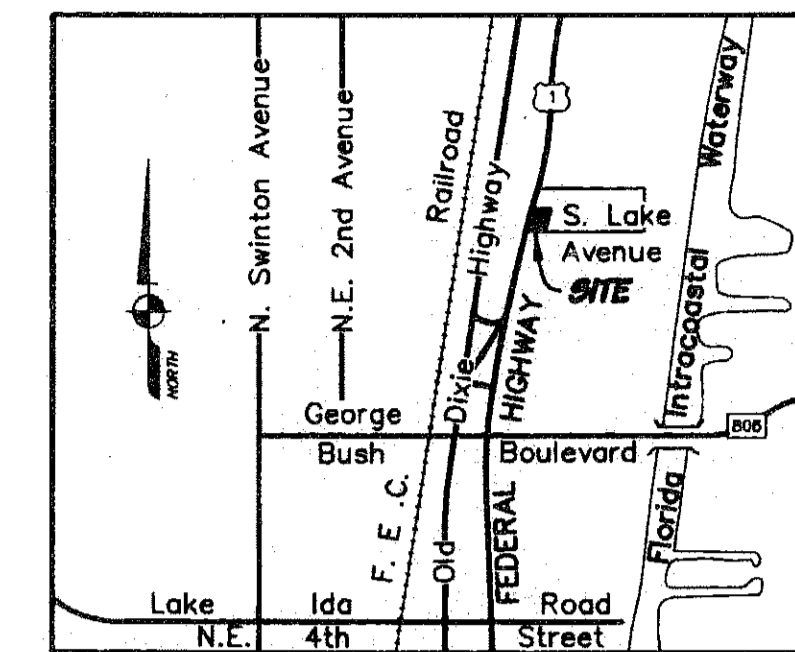
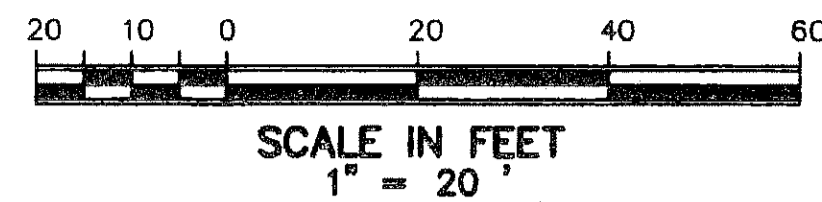


# PARADISE BANK - DELRAY BEACH

Being a Re-Plat of Lots 36, 37, a Portion of Lot 38 and a Portion of a Vacated Alley, Block D, LA-HACIENDA as recorded in Plat Book 15, Page 6 - Palm Beach County Records

Situate in Section 9, Township 46 South, Range 43 East, The City of Delray Beach, Palm Beach County, Florida.



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and duly recorded in Plat Book \_\_\_\_\_ Pages \_\_\_\_\_ through \_\_\_\_\_  
By: SHARON R. BOCK  
Clerk & Comptroller

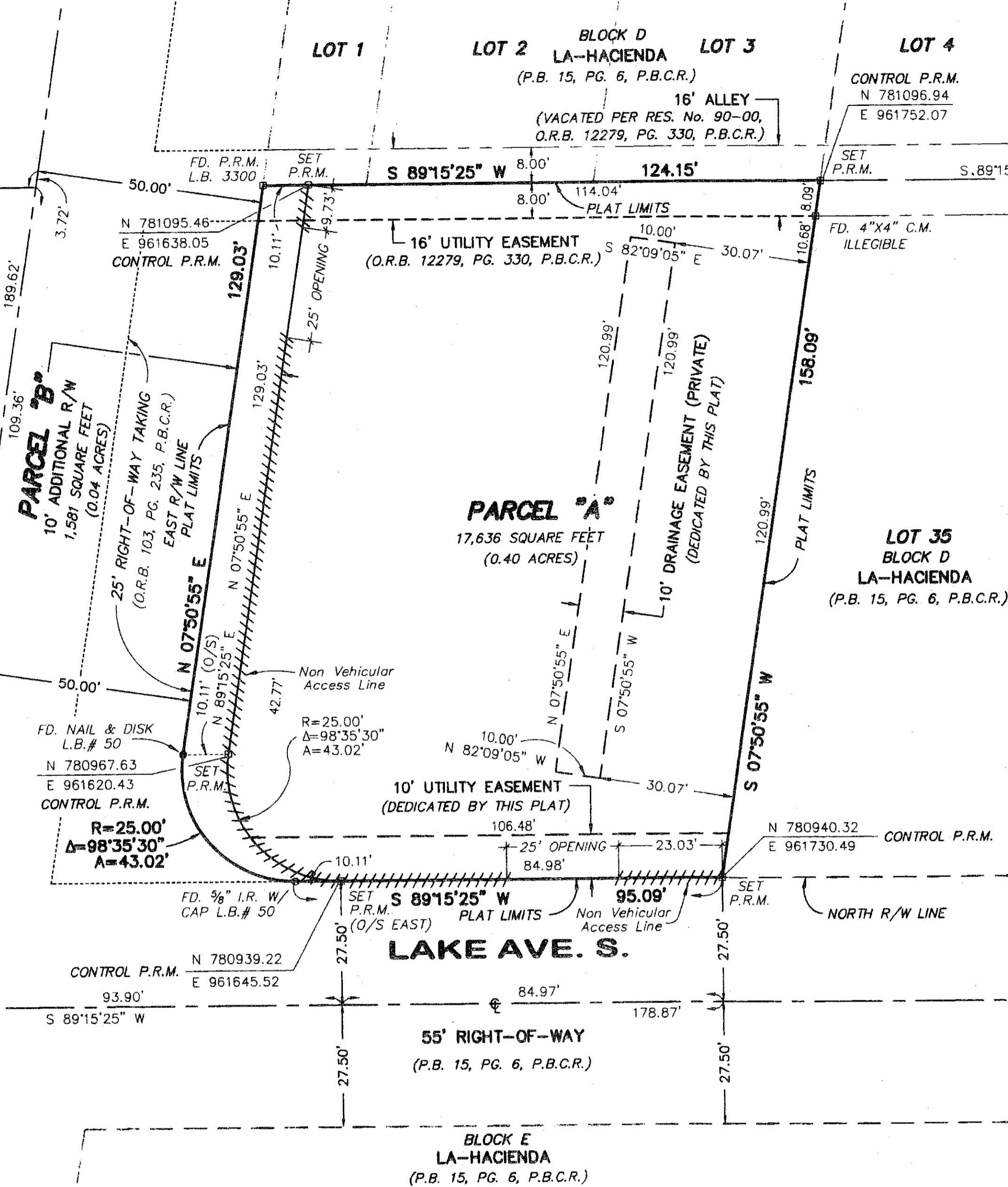
LOCATION SKETCH  
NOT TO SCALE

SHEET 1 of 1

NE 14TH STREET

70' RIGHT-OF-WAY  
(P.B. 15, PG. 6, P.B.C.R.)

N. FEDERAL HIGHWAY  
100' RIGHT-OF-WAY  
(F.D.O.T. RIGHT-OF-WAY MAP FOR SECTION No. 9301-205, DATED JUNE 13, 1957)



00012-110  
THIS INSTRUMENT WAS PREPARED BY:  
KEITH M. CHEE-A-TOW, P.L.S.  
AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
SEPTEMBER, 2008

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT PARADISE BANK, A FLORIDA BANKING CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PARADISE BANK - DELRAY BEACH, BEING A RE-PLAT OF LOTS 36, 37, A PORTION OF LOT 38 AND A PORTION OF A VACATED ALLEY, BLOCK D, LA-HACIENDA AS RECORDED IN PLAT BOOK 15, PAGE 6 - PALM BEACH COUNTY RECORDS, SITUATE IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:  
LOTS 36, 37, AND 38, BLOCK D, LA-HACIENDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ABUTTING AND LYING BETWEEN LOTS 36, 37, AND 38, BLOCK D, LA-HACIENDA AND THE CENTERLINE OF SAID VACATED ALLEY; SAID ALLEY VACATED BY RESOLUTION NO. 90-00 RECORDED IN OFFICIAL RECORDS BOOK 12279, PAGE 330, OF SAID PUBLIC RECORDS; LESS AND EXCEPTING THE ROAD RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 235 OF SAID PUBLIC RECORDS.  
SAID LANDS SITUATE IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 19,217 SQUARE FEET (0.44 ACRES), MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:  
1. PARCEL "A"  
PARCEL "A" AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES, AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.  
2. PARCEL "B"  
PARCEL "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.  
3. NON VEHICULAR ACCESS LINE  
NON VEHICULAR ACCESS LINE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
4. DRAINAGE EASEMENT (PRIVATE)  
THE PRIVATE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.  
5. GENERAL UTILITY EASEMENTS  
ALL GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; 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 FACILITY.  
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 11<sup>th</sup> DAY OF September, 2008.

AREA TABULATION:  
PARCEL "A" = 17,636 SQUARE FEET (0.40 ACRES)  
PARCEL "B" = 1,581 SQUARE FEET (0.04 ACRES)  
TOTAL = 19,217 SQUARE FEET (0.44 ACRES)

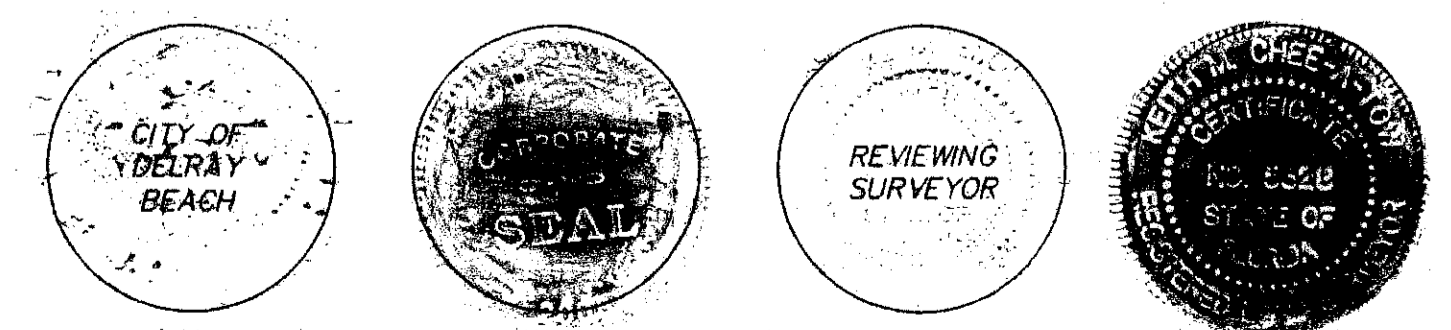


**TITLE CERTIFICATION**  
I, James D. Wheeler, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN PARADISE BANK AND THAT THE CURRENT TAXES HAVE BEEN PAID; 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: September 11, 2008  
PRINT NAME: James D. Wheeler  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

**CITY OF DELRAY BEACH**  
THIS PLAT OF PARADISE BANK - DELRAY BEACH, WAS APPROVED ON THE DAY OF September, A.D. 2008, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.  
MAYOR: [Signature] ATTEST: [Signature] CITY CLERK  
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
Paul Dorling DIRECTOR OF PLANNING AND ZONING  
Randall Kujawa CITY ENGINEER  
Paul H. Zank CHAIRPERSON, PLANNING AND ZONING BOARD  
John W. Jorgani 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 PARADISE BANK - DELRAY BEACH, 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: 9/5/08  
Paul D. Engle  
PAUL D. ENGLE, P.S.M.  
FLORIDA REGISTRATION NO. 5708  
O'BRIEN, SUITER AND O'BRIEN  
L.B. NO. 0353

**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: SEPTEMBER 11, 2008  
Keith M. Chee-A-Tow  
KEITH M. CHEE-A-TOW, P.L.S.  
FLORIDA REGISTRATION NO. 5328  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300



**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS  
BEFORE ME PERSONALLY APPEARED WILLIAM J. BURKE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PARADISE BANK, A FLORIDA BANKING CORPORATION 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 11<sup>th</sup> DAY OF September, 2008.  
MY COMMISSION EXPIRES: \_\_\_\_\_

LISA C MUNDRELL  
NOTARY PUBLIC  
COMMISSION# 00748700  
EXPIRES March 09, 2012

**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.

**NOTE:**

- There shall be no buildings or any kind of construction placed on Utility or Drainage Easements. 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 referenced to Grid North, based on the 1990 adjustment of the North American Datum of 1983 (NAD 83/90) of the Florida State Plane coordinate system (Transverse Mercator Projection), East zone based on the north right-of-way line of Lake Avenue South having a bearing of S 89°15'25" W.
- 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 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.
- 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.
- Landscaping and maintenance responsibilities are hereby reserved for the owners, their successors and/or assigns and is the perpetual maintenance obligation of said owners, their successors and/or assigns without recourse to the City of Delray Beach.
- Abbreviation Legend; A= Arc Length; C= Centerline; Δ= Central Angle; F.D.O.T.= Florida Department of Transportation; L.B.= Licensed Business; O.R.B.= Official Records Book; PG.= Page; P.L.S.= Professional Land Surveyor; P.B.= Plat Book; P.B.C.R.= Palm Beach County Records; P.R.M.= Permanent Reference Monument; R= Radius; RGE.= Range; R/W= Right-of-Way; Sec.= Section; TWP.= Township.

**SYMBOL LEGEND:**

- Indicates a set 4" x 4" x 24" concrete Permanent Reference Monument (P.R.M.) with brass disk stamped L.B. #3300.
- Indicates set 3/8" Iron Rod with cap stamped L.B. #3300 (unless otherwise noted).
- Indicates Non Vehicular Access Line.

**COORDINATE NOTE:**  
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT  
ZONE - FLORIDA EAST ZONE  
COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00004815  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE FIVE (5) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
C 402	N 781035.48	E 961238.10
PISTON	N 787.996.78	E 962179.28
ELKHART RM 3	N 777548.06	E 964706.30