

# PERIMETER

**SURVEYING & MAPPING**  
Prepared by: Jeff S. Hodapp, P.S.M.  
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## 1001 HIBISCUS LANE PLAT

A REPLAT OF A PORTION OF LOT 2, "SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST" (P.B. 1, PG. 4, P.B.C.R.)  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA  
MARCH, 2014

34

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:47 PM  
THIS 16 DAY OF June,  
2014, AND DULY RECORDED  
IN PLAT BOOK 1185  
34 THROUGH  
SHARON R. BOCK, CLERK AND  
COMPTROLLER  
BY: *M. Alton* DC

00012-190

### DESCRIPTION AND DEDICATION

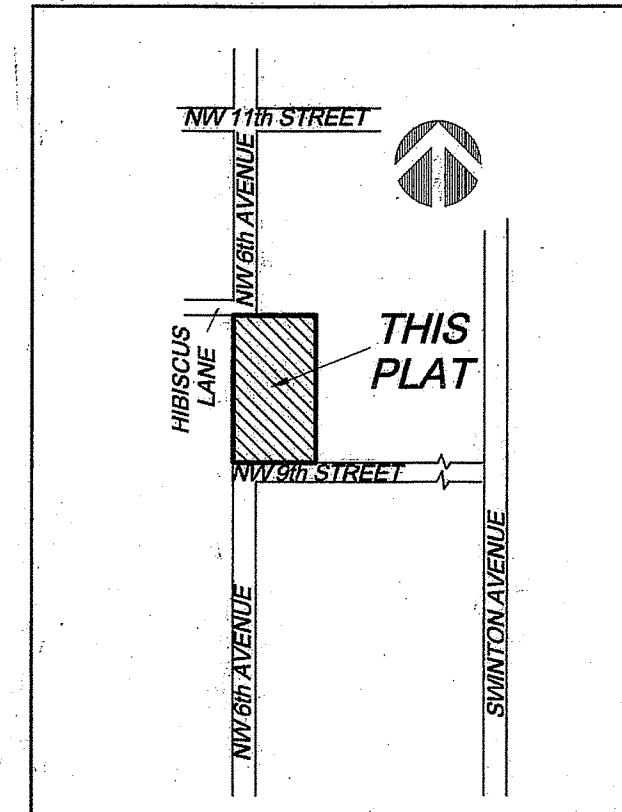
KNOW ALL MEN BY THESE PRESENTS THAT 1001 HIBISCUS LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF LOT 2, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "1001 HIBISCUS LANE PLAT" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF LOT 2 (LESS THE EAST 115.00 FEET THEREOF) IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, AT PAGE 4.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, FLORIDA, AND CONTAIN 1.680 ACRES, MORE OR LESS.

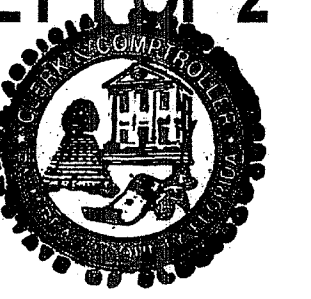
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND FURTHER DEDICATED AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- LOTS 1, 2, AND 3, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR PUBLIC SIDEWALK PURPOSES.
- THE GENERAL UTILITY EASEMENTS (G.U.E.S) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE OR 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 THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



LOCATION MAP  
NOT TO SCALE

SHEET 1 OF 2



### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, *Carole Aronson*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO 1001 HIBISCUS LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: *4/22/14*

BY: *Carole Aronson*  
ATTORNEY AT LAW  
MEMBER OF THE FLORIDA BAR

### NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°13'01" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID LOT 2.
- 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.
- 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 THE UTILITY COMPANIES OCCUPYING SAME.
- 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.

### CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT OF "1001 HIBISCUS LANE PLAT", AS APPROVED ON THE DAY OF *April*, 2014 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]* ATTEST: *Kimberly Wynn*  
DEPUTY CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
*Mark McDermott* DIRECTOR OF PLANNING & ZONING  
*Randall Reynolds* CITY ENGINEER  
*[Signature]* CHAIRPERSON PLANNING & ZONING BOARD  
*[Signature]* FIRE MARSHAL

IN WITNESS WHEREOF, THE ABOVE-NAMED 1001 HIBISCUS LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF *April*, 2014.  
By: *Stuart and Shelby, Inc. A Florida Corporation, its manager*

WITNESS: *Patty Edredge* PRINT NAME: *Patty Edredge* BY: *[Signature]* *Charles Hargrey* MANAGER PRESIDENT  
WITNESS: *Charles B. Nielsen* PRINT NAME: *Charles B. Nielsen*

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

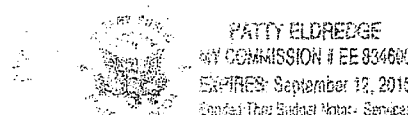
BEFORE ME PERSONALLY APPEARED *Charles Hargrey*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 1001 HIBISCUS LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS *24th* DAY OF *April*, 2014.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

*Patty Edredge*  
PRINT NAME: *Patty Edredge*



### REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: *5-5-14*

*DB*  
DAVID PAUL LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5005  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC. LB #3591

### 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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: *4-22-2014*

*[Signature]*  
JEFF S. HODAPP,  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

1001 HIBISCUS LANE, LLC REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR

