

THIS INSTRUMENT PREPARED BY:  
**PILLAR CONSULTANTS, INC.**  
Consulting Engineers, Planners, Surveyors,  
Construction Management, General Contracting  
5230 S. University Drive - Suite 104  
Davie, Florida 33328

JOB #12010A  
JUNE, 2013

# SOFA DELRAY TWO

A REPLAT OF THE SOUTH 7.0 FEET OF LOT 9, LOT 10 AND THE NORTH 53 FEET OF LOT 11, BLOCK 78, TOWN OF LINTON (NOW DELRAY BEACH) (P.B. 1, PG. 3, P.B.C.R.), TOGETHER WITH THE SOUTH 23.5 FEET OF LOT 11, AND LOT 12, LESS THE SOUTH 23.5 FEET THEREOF, BLOCK 78, TOWN OF LINTON (NOW DELRAY BEACH) (P.B. 1, PG. 3, P.B.C.R.), TOGETHER WITH THE SOUTH 23.5 FEET OF LOT 12, AND THE NORTH 37.0 FEET OF LOT 13, BLOCK 78, TOWN OF LINTON (NOW DELRAY BEACH) (P.B. 1, PG. 3, P.B.C.R.), LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

### DEDICATION & RESERVATIONS:

**KNOW ALL MEN BY THESE PRESENTS:** THAT RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**PARCEL ONE**  
THE SOUTH 7.0 FEET OF LOT 9, LOT 10 AND THE NORTH 53.0 FEET OF LOT 11, BLOCK 78, DELRAY BEACH (FORMERLY LINTON), PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, SHEET 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PARCEL TWO**  
THE SOUTH 23.5 FEET OF LOT 11 AND LOT 12, LESS THE SOUTH 23.5 FEET OF SAID LOT 12, BLOCK 78, CITY OF DELRAY BEACH, FORMERLY KNOWN AS THE TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 3.

**PARCEL THREE**  
THE SOUTH 23.5 FEET OF LOT 12 AND THE NORTH 37.0 FEET OF LOT 13, BLOCK 78, OF DELRAY BEACH, FORMERLY KNOWN AS THE TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. CONTAINING 36,918.41 SQUARE FEET (0.85 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE 'SOFA DELRAY TWO' PLAT AND FURTHER DEDICATES AS FOLLOWS:

**TRACT "A"** IS HEREBY DEDICATED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

**TRACT "B"** IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

**TRACT "C"** IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

**ALL WATER AND SEWER EASEMENTS SHOWN HEREON** ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

**DRAINAGE EASEMENTS (D.E.)** ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

**GENERAL UTILITY EASEMENT (G.U.E.)** SHOWN HEREON IS DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY: 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 SERVICE 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.

IN WITNESS WHEREOF, THE ABOVE NAMED RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED BY ITS Vice President THIS 5<sup>TH</sup> DAY OF MARCH, 2014.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: Vice President

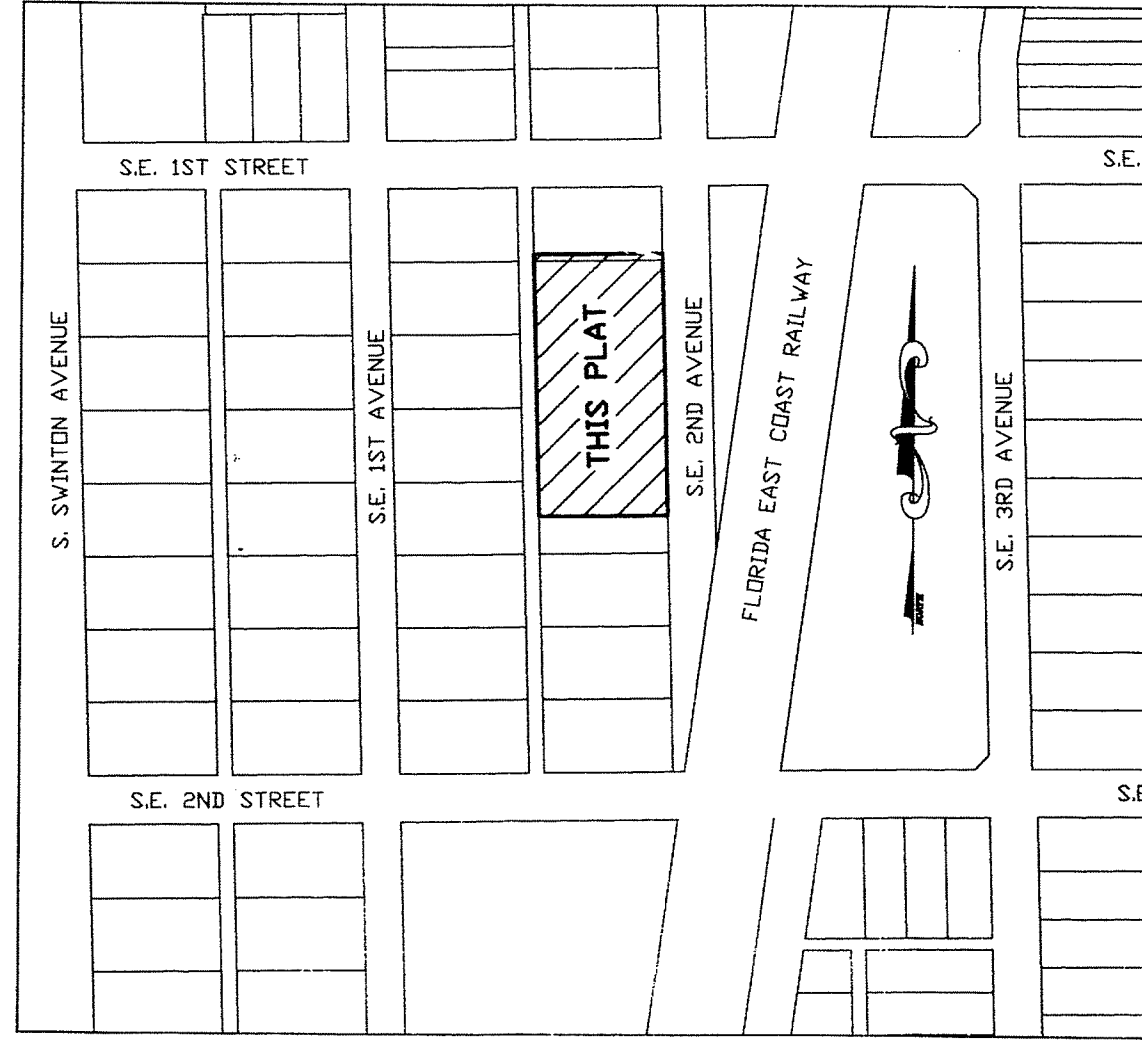
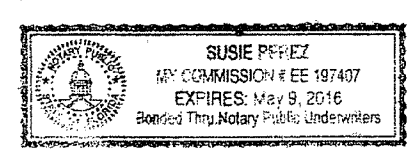
### ACKNOWLEDGMENT:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
BEFORE ME PERSONALLY APPEARED STEVE PATTERSON WHO IS

PERSONALLY KNOWN TO ME, OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF MARCH, 2014.

My commission expires May 9, 2016 By: Steve Perez  
Commission No. BE191907 Print Name Steve Perez



LOCATION MAP (NOT TO SCALE)

### SURVEYOR'S NOTES:

- 1. THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER(1/4) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST. THE SAID WEST LINE HAS BEEN ESTABLISHED USING THE CERTIFIED CORNER RECORDS FOR THE WEST ONE-QUARTER(1/4) CORNER AND THE SOUTHWEST CORNER OF THE SAID SECTION 16. THE STATE PLANE COORDINATES AND GRID
- 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.
- 3. 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.
- 4. 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.
- 5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 6. 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.

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.

### CITY APPROVALS:

THIS PLAT OF SOFA DELRAY TWO AS APPROVED ON THE 4<sup>th</sup> DAY OF June, A.D. 2014 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.  
\_\_\_\_\_  
MAYOR  
ATTEST: Sharon R. Bock  
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING  
\_\_\_\_\_  
CHAIRPERSON, PLANNING AND ZONING BOARD  
\_\_\_\_\_  
CITY ENGINEER  
\_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL SERVICES

### TITLE CERTIFICATION:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
WE, PARAMOUNT TITLE SERVICES, INC., A TITLE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY VESTED TO RD DELRAY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 4-16-14 BY: Eliana Leal  
ELIANA LEAL, AS PRESIDENT OF PARAMOUNT TITLE SERVICES, INC.

### REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.  
SIGNATURE: \_\_\_\_\_ DATE: 7-2-14  
PRINT NAME: DAVID P. LINDLEY  
LICENSE NO. 5005  
STATE OF FLORIDA  
FOR THE FIRM CAULFIELD & WHEELER, INC. LB3591

### 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 PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY, FLORIDA.

BY: Troy N. Townsend DATE: 08/22/13  
TROY N. TOWNSEND, P.S.M.  
LICENSE NO. LS6425  
STATE OF FLORIDA

