

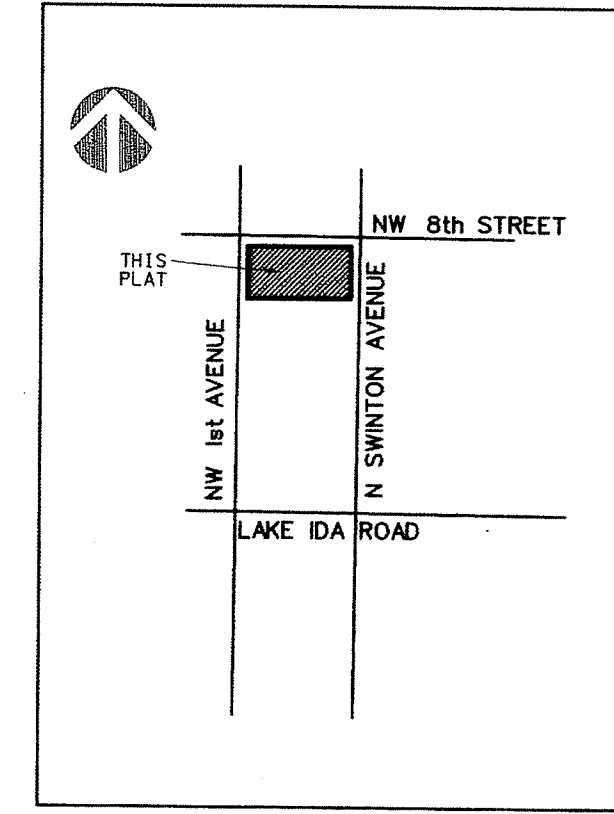
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PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

CHEROKEE PLAT

A REPLAT OF A PORTION OF LOT 10, "MODEL LAND COMPANY'S SUBDIVISION" (P.B. 1, PG. 4, P.B.C.R.),
IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
JUNE, 2015



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT
THIS 8th DAY OF
2015, AND DULY RECORDED
IN PLAT BOOK 118 ON PAGES
77 THROUGH 78.
SHARON R. BOCK, CLERK AND
COMPTROLLER
BY: *[Signature]*

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MJH NET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF LOT 10, "MODEL LAND COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 215.00 FEET NORTH OF THE SOUTH LINE OF LOT 10 AND 15.00 FEET WEST OF THE EAST LINE OF LOT 10 OF "MODEL LAND COMPANY'S SUBDIVISION" OF 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; THENCE NORTH 00°29'41" WEST AND PARALLEL TO SWINTON AVENUE 181.00 FEET TO THE SOUTH LINE OF A STREET KNOWN AS PHOENIX PATH; THENCE SOUTH 89°13'37" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°29'41" EAST, A DISTANCE OF 181.00 FEET TO A STAKE; THENCE NORTH 89°13'37" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 1.247 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "CHEROKEE PLAT" AND FURTHER DEDICATES AS FOLLOWS:

- LOTS 1, 2, 3 AND 4, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- TRACT A IS HEREBY DEDICATED TO THE CITY OF DELRAY AS PUBLIC RIGHT-OF-WAY FOR ROADWAY AND UTILITY PURPOSES.
- THE GENERAL UTILITY EASEMENT (G.U.E.) IS 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 8th DAY OF June, 2015.
MJH NET, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.

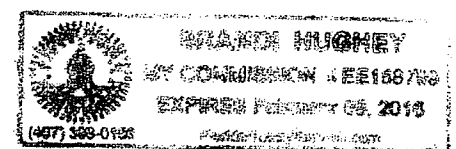
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Cortney Mabe
Cortney Mabe
MARC JULIEN
WITNESS: *[Signature]*
PRINT NAME: Maegan Campbell
Maegan Campbell

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS
BEFORE ME PERSONALLY APPEARED Marc Julien, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF MJH NET, 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 8th DAY OF June, 2015.

MY COMMISSION EXPIRES: NOTARY PUBLIC



Commission # EE158799
Expires Feb 6, 2016

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS
THIS PLAT OF "CHEROKEE PLAT", AS APPROVED ON THE 8th DAY OF June, 2015, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED AND CERTIFIED BY:
[Signature] CHAIRPERSON PLANNING & ZONING BOARD
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL

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: 6-8-15
DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS
I, MITCHELL B. KIRSCHNER, ESQ., 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 MJH NET, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2014; 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: 6-8-2015 BY: *[Signature]*
MITCHELL B. KIRSCHNER, ESQ.,
ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- ALL PLAT BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 00°29'41" WEST, ALONG THE EAST LINE OF SAID LOT 10, "MODEL LAND COMPANY'S SUBDIVISION" (P.B. 1, PG. 4, P.B.C.R.). GRID BEARINGS SHOWN ARE DETERMINED FROM STATE PLANE COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PLAT IS 1.000046.
- 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.

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: 6-5-2015
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

