

LOCATION MAP NOT TO SCALE

# BOND PLAT

A REPLAT OF A PORTION OF TRACT 5, HARRY SEEMILLER, AS RECORDED IN PLAT BOOK 9, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA SHEET NO. 1 OF 2 AUGUST, 2015

## TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, Mitchell B. Kirschner, 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 MJH Villa, LLC; 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. DATE: 1/27/2016 BY: Mitchell B. Kirschner, Esq. ATTORNEY-AT-LAW MEMBER OF FLORIDA BAR

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 15:23 ON THIS 27 DAY OF February 2016 AND DULY RECORDED IN PLAT BOOK NO. 1478 THRU 79 ON PAGES 78 THRU 79 SHARON R. BOCK CLERK AND COMPTROLLER BY: Sharon R. Bock



## ACKNOWLEDGEMENT:

ACKNOWLEDGMENT: STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED MARC JULIEN, who is personally known to me, or has produced license as identification, and who executed the foregoing instrument as manager of BONO DEVELOPMENT, LLC, a Florida limited liability company, member of MJH Villa, LLC, a Florida limited liability company, and severally acknowledged to and before me that he executed such instrument as such pres of said company, and that the seal affixed to the foregoing instrument is the seal of said company and that it was 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 27 DAY OF January 2016 MY COMMISSION EXPIRES: June 25, 2019 MARGAN CAMPBELL NOTARY PUBLIC COMMISSION NUMBER: FF 239420 MARGAN CAMPBELL PRINT NAME

ACKNOWLEDGMENT: STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED MATHEW EPSTEIN, who is personally known to me, or has produced license as identification, and who executed the foregoing instrument as manager of PRIMARK PROPERTIES, LLC, a Florida limited liability company, member of MJH Villa, LLC, a Florida limited liability company, and severally acknowledged to and before me that he executed such instrument as such pres of said company, and that the seal affixed to the foregoing instrument is the seal of said company and that it was 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 27 DAY OF January 2016 MY COMMISSION EXPIRES: June 25, 2019 MARGAN CAMPBELL NOTARY PUBLIC COMMISSION NUMBER: FF 239420 MARGAN CAMPBELL PRINT NAME

## CITY APPROVAL:

THIS PLAT OF "BOND PLAT" AS APPROVED ON THE 5th DAY OF January A.D. 2016 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA ATTEST: Charles D. Nibbe, CITY CLERK AND REVIEWED, ACCEPTED, AND CERTIFIED BY: Timothy Stillemeck, DIRECTOR OF PLANNING AND ZONING, 2/1/16 FIRE MARSHALL; [Signature], 2/1/16 CITY ENGINEER

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MJH VILLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BOND PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT FIVE OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, SITUATED IN LOTS 36, 1, 2, AND 3 IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 9, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF BUT NOT ADJACENT TO STATE HIGHWAY NO. 5 (US HIGHWAY #1) AND LYING WEST OF THE CENTERLINE OF N. E. 8TH AVENUE IF EXTENDED NORTHWARD (N.E. 8TH AVENUE BEING AS SHOWN ON THE PLAT OF KENMONT, RECORDED IN PLAT BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SAID N. E. 8TH AVENUE AND THE SOUTH LINE OF SAID TRACT FIVE; THENCE N 90°00'00" W ALONG THE SOUTH LINE OF SAID TRACT FIVE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N 90°00'00" W ALONG THE SOUTH LINE OF SAID TRACT 5, A DISTANCE OF 167.27 FEET; THENCE N 00°00'00" E, A DISTANCE OF 100.00 FEET; THENCE N 90°00'00" E A DISTANCE OF 42.27 FEET; THENCE N 00°00'00" E, A DISTANCE OF 70.27 FEET TO A POINT BEING 70.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 5; THENCE N 89°56'30" E ALONG A LINE 70.00 FEET SOUTH OF AND MEASURED AT A RIGHT ANGLE TO THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 125.00 FEET, THENCE S 00° 00'00" W ALONG A LINE 25.00 FEET WEST OF THE PROJECTION OF THE CENTERLINE EXTENSION N.E. 8TH AVE; A DISTANCE OF 170.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,518.31 SQUARE FEET OR 0.5858 ACRES MORE OR LESS. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE BOND PLAT AND FURTHER DEDICATE AS FOLLOWS: LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF, MJH VILLA, LLC LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED THIS 27 DAY OF January, 2016.

MJH VILLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY: BONO DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MEMBER BY: MARC JULIEN, ITS MANAGER BY: PRIMARK PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MEMBER BY: MATHEW EPSTEIN, ITS MANAGER WITNESS: Brandi Hughes, PRINT NAME: Brandi Hughes BY: Kristen Schulte, PRINT NAME: Kristen Schulte WITNESS: Natalie Tannous, PRINT NAME: Natalie Tannous

## SURVEYOR'S CERTIFICATION:

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 THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 1/27/16 PAUL A. DAVIS SURVEYOR AND MAPPER NO. 4531 PAUL A. DAVIS, INC. 2091 N.E. 36TH STREET # 50234 LIGHTHOUSE POINT FLA. 33064 L.B. NO. 0007219

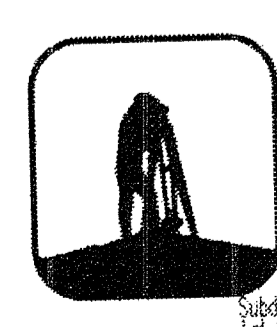
## REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES. DATE: 1/27/16 DAVID P. LINDLEY, P.L.S. FLORIDA REGISTRATION NO. 5005 CAULFIELD WHEELER, INC. LICENSE BUSINESS NO. L.B. 3591

## NOTES:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES BEARINGS SHOWN HEREON, ARE BASED ON GRID NORTH, (NORTH AMERICAN DATUM 83 (90) ADJUSTMENT) INVERSED BETWEEN THE NORTH 1/4 CORNER AND THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID GRID BEARING BEING N 00°11'22" W THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 1990 ADJUSTMENT, THE STATE PLANE COORDINATES WERE ESTABLISHED UTILIZING PALM BEACH COUNTY SECTION CORNER HISTORY FOR THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST 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. THIS INSTRUMENT WAS PREPARED BY PAUL A. DAVIS, IN THE OFFICE OF PAUL A. DAVIS, INC. 2091 N.E. 36TH STREET # 50234 LIGHTHOUSE POINT, FL. 33064 954-263-3102 PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]

CONSTRUCTION OR LANDSCAPING MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH. 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 OF 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.



THIS INSTRUMENT PREPARED BY: PAUL A. DAVIS, INC. LB #0007219

Land Surveyors • Land Development • Consultants • Planners 2091 N.E. 36TH STREET # 50234 LIGHTHOUSE POINT, FL. 33064 Phone: 954-263-3102 Subdivisions & Condominiums • Land & Site Planning • Sanitary Sewer Systems • Water System • Drainage Design • Planning Design Lot Surveys • Wetland Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

