

METROPOLITAN AT DELRAY

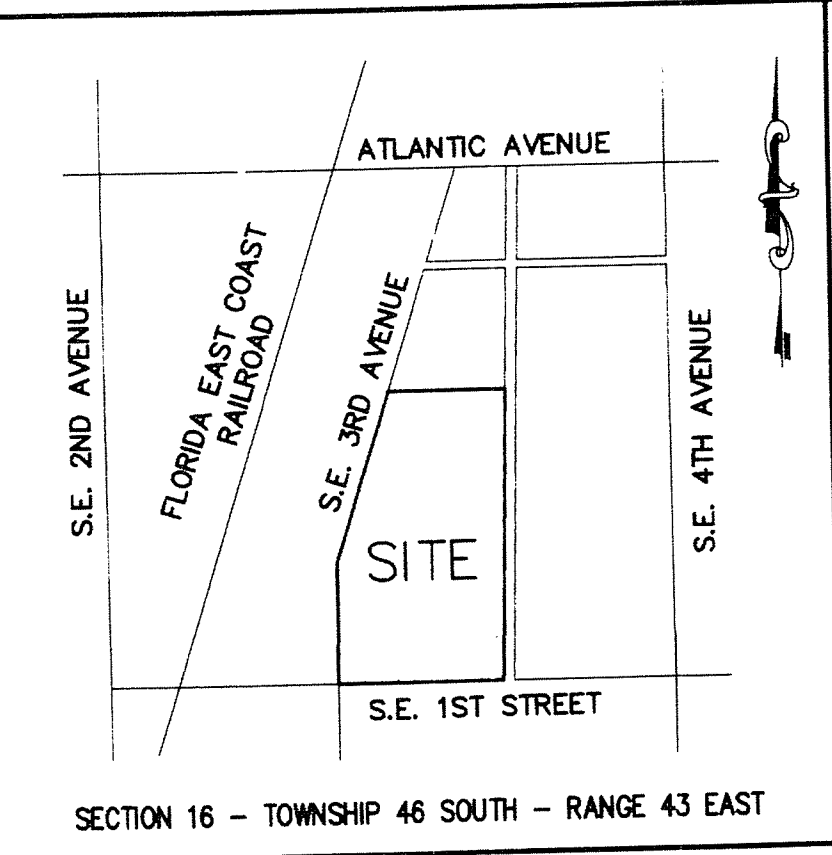
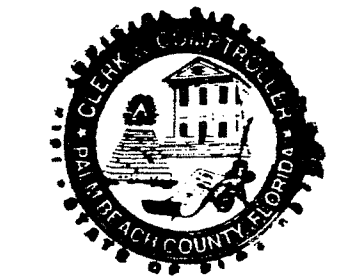
BEING A REPLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK 93 OF RE-SUBDIVISION OF BLOCK 93 CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:20 A.M.
THIS 7 DAY OF MARCH
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 123 ON
PAGES 52 THRU 53.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK



VICINITY MAP
N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, METROPOLITAN AT DELRAY, BEING A REPLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93 CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE, ALONG THE NORTH LINE OF SAID LOT 33, NORTH 89°19'23" EAST, A DISTANCE OF 92.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE, ALONG THE EAST LINES OF SAID LOTS 20 THROUGH 33, SOUTH 01°32'36" EAST, A DISTANCE OF 340.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE, ALONG THE SOUTH LINE OF SAID LOT 20 AND THE SOUTH LINE OF SAID BLOCK 93, SOUTH 89°19'24" WEST, A DISTANCE OF 135.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20 ALSO BEING THE SOUTHWEST CORNER OF BLOCK 93; THENCE, ALONG THE WEST LINE OF LOTS 20 THROUGH 33 AND SAID BLOCK 93 THE FOLLOWING TWO (2) COURSES, NORTH 01°35'19" WEST, A DISTANCE OF 81.27 FEET; THENCE NORTH 07°49'29" EAST, A DISTANCE OF 261.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,463 SQUARE FEET/0.929 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS METROPOLITAN AT DELRAY AND FURTHER DEDICATES AS FOLLOWS:

- 1. PARCEL A**
PARCEL A RESERVED BY THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH
- 2. TRACT RW**
TRACT RW IS DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
THE SEWER EASEMENT SHOWN HEREON IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF SEWER MAINS.

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 SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

DRAINAGE EASEMENTS (D.E.) ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNERS OF PARCEL A, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBERS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF JAN 2017.

THE METROPOLITAN AT DELRAY, LLC,
FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Jeanne Newman BY: Michael Morton
PRINT NAME JEANNE NEWMAN MICHAEL MORTON
AUTHORIZED MEMBER

WITNESS: Shawn Butters BY: Bradley Morton
PRINT NAME SHAWN BUTTERS BRADLEY MORTON
AUTHORIZED MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL MORTON AND BRADLEY MORTON WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS THE AUTHORIZED MEMBERS OF THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY 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 19th DAY OF January 2017.
MY COMMISSION EXPIRES: 9-18-18
COMMISSION NUMBER: FF 124948
Michelle M. Arty
NOTARY PUBLIC
Michelle M. Arty
PRINT NAME

CITY APPROVALS:

THIS PLAT OF METROPOLITAN AT DELRAY WAS APPROVED ON THE 7th DAY OF JAN, A.D. 2017 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Ray Shilt ATTEST: Barbara Smyke
MAYOR acting CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Matthew Killings 2/13/17 DIRECTOR OF PLANNING & ZONING
Nathan Garcia CITY ENGINEER
John M. Ford PLANNING & ZONING BOARD CHAIRPERSON
John M. Ford DIRECTOR OF ENVIRONMENTAL SERVICES

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)

I, HENRY HANDLER, ESQ., 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 THE METROPOLITAN AT DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: Jan 19, 2017

Henry Handler
HENRY HANDLER, ESQ.
WEISS & HANDLER, P.A.
ATTORNEY AT LAW
LICENSED IN FLORIDA

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	37,497	0.861
TRACT RW	2,966	0.068
TOTAL	40,463	0.929

REVIEWING SURVEYOR'S CERTIFICATE:

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 METROPOLITAN OF DELRAY AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 1/26/2017
John T. Doogan
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #4409
STATE OF FLORIDA
AVROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

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 MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), 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: 1-23-17
David P. Lindley
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

THE METROPOLITAN AT DELRAY, LLC
THE METROPOLITAN AT DELRAY, LLC NOTARY
REVIEWING SURVEYOR
CITY OF DELRAY BEACH
SURVEYOR