

AUTONATION LAND ROVER JAGUAR - DELRAY BEACH

BEING A REPLAT TRACT 'C', WALLACE DODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH TRACTS 'D' AND 'E', WALLACE DODGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCEL 'A', BILL WALLACE NISSAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 47 AND A PORTION OF THE SOUTH 25 FEET OF PRINCESS BOULEVARD, SANDS O'SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 1:37 P.M. THIS 24th DAY OF January A.D. 2020 AND DULY RECORDED IN PLAT BOOK 129 ON PAGES 173 THROUGH 175 SHARON A. BOCK CLERK AND COMPTROLLER BY: *[Signature]* DEPUTY CLERK SHEET 1 OF 3 SHEETS

THIS INSTRUMENT WAS PREPARED BY: JOHN T DOOGAN, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 L.B. #3300



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC, ARE THE OWNERS OF THE LAND AS SHOWN ON THIS PLAT, AUTONATION LAND ROVER JAGUAR - DELRAY BEACH, BEING A REPLAT TRACT 'C', WALLACE DODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH TRACTS 'D' AND 'E', WALLACE DODGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCEL 'A', BILL WALLACE NISSAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 47 AND A PORTION OF THE SOUTH 25 FEET OF PRINCESS BOULEVARD, SANDS O'SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

PARCEL 'A', BILL WALLACE NISSAN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THAT PART CONDEMNED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, DESCRIBED IN ORDER OF TAKING, RECORDED AUGUST 22, 2018 IN OFFICIAL RECORDS BOOK 30076, PAGE 1959, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND TRACT C OF WALLACE DODGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND WALLACE DODGE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LOT 47, SANDS O'SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SUBJECT TO THE RIGHT-OF-WAY OF LINTON BOULEVARD OVER THE SOUTH 30 FEET THEREOF.

TOGETHER WITH: THE SOUTH 25 FEET OF PRINCESS BOULEVARD, AS SAME IS SHOWN ON SANDS O'SEA, PLAT BOOK 21, PAGE 27, PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EAST LINE OF THE PLAT OF BILL WALLACE NISSAN, PLAT BOOK 56, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 47. LESS AND EXCEPT THAT PART CONDEMNED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, DESCRIBED IN ORDER OF TAKING, RECORDED AUGUST 22, 2018 IN OFFICIAL RECORDS BOOK 30076, PAGE 1959, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

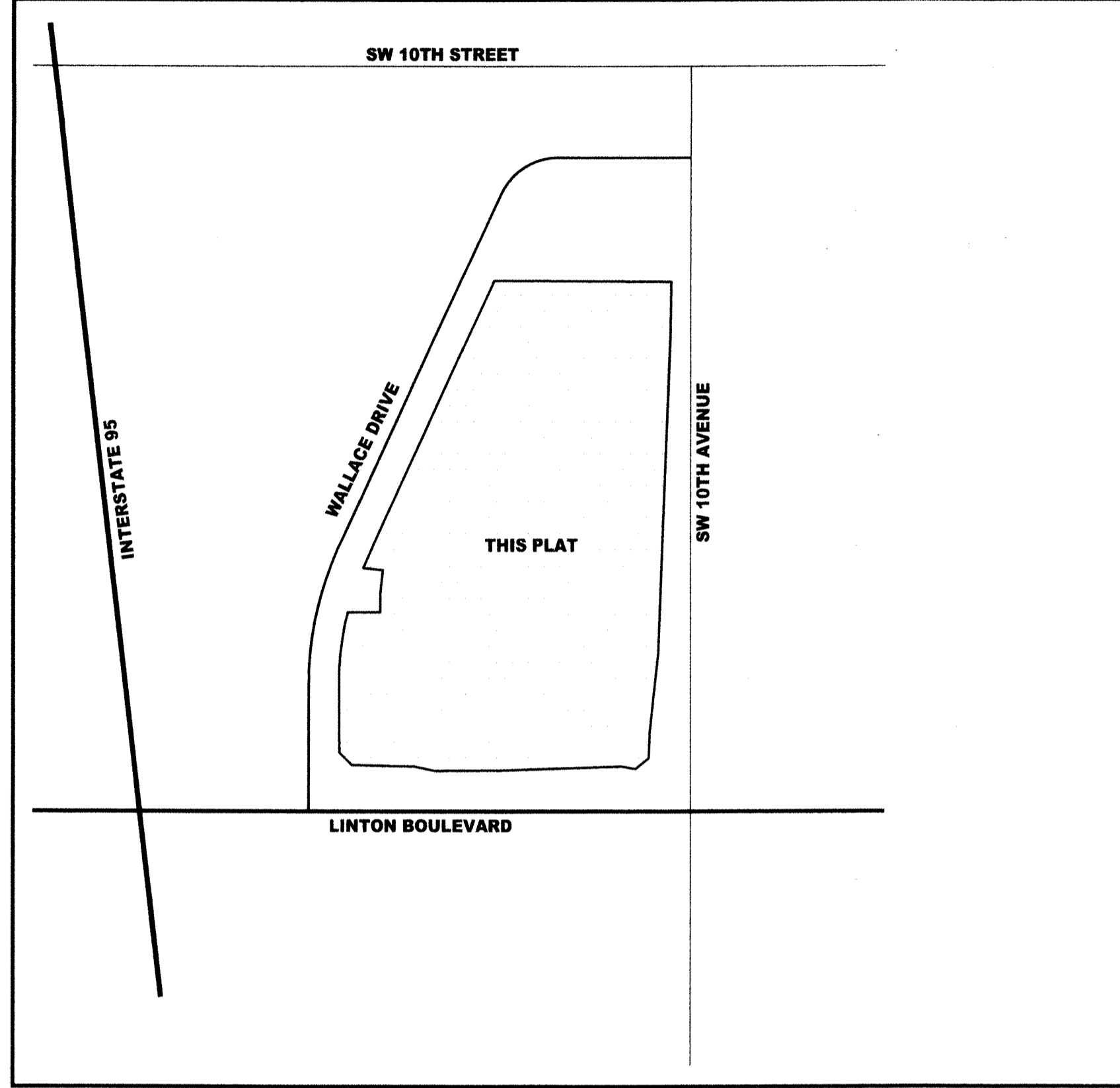
SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 889,015 SQUARE FEET (20.4090 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS AUTONATION LAND ROVER JAGUAR - DELRAY BEACH AND FURTHER DEDICATES AS FOLLOWS:

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED TO WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT 'A' AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF, WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT AND ITS SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR MEMBERS, THIS 3rd DAY OF JANUARY, 2020



TITLE CERTIFICATION:

I, MICHAEL T. ARCHEY, 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 HEREON DESCRIBED PROPERTY IS VESTED IN WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 1/2/20 BY: *Michael T. Archey* MICHAEL T. ARCHEY, ESQ. ATTORNEY-AT-LAW IN FLORIDA FLORIDA BAR # 0121797

CITY OF DELRAY BEACH:

THIS PLAT OF AUTONATION LAND ROVER JAGUAR - DELRAY BEACH, WAS APPROVED ON THE 16th DAY OF January, A.D. 2020, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY: BY: *Ashley Granito* DEVELOPMENT SERVICES DIRECTOR BY: *Shirley Mason* FIRE MARSHALL BY: *Patrick A. Figueiredo* CITY ENGINEER BY: *[Signature]* CITY UTILITIES DIRECTOR

REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF AUTONATION LAND ROVER JAGUAR - DELRAY BEACH, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING FLORIDA STATUTES.

DATE: 12-30-19 DAVID E. ROHAL, P.L.S. FLORIDA REGISTRATION NO. 4315 CAULFIELD & WHEELER, INC. L.B. NO. 3591 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 12/30/2019 JOHN T. DOOGAN, P.L.S. FLORIDA REGISTRATION NO. 4409 AVIROM & ASSOCIATES, INC. L.B. NO. 3300 50 SW. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432

WITNESS: *[Signature]* PRINT NAME: *Sudith Puignau* WALLACE DODGE, LLC BY: *[Signature]* MTA C. COLEMAN EDMUNDS, MANAGER/PRESIDENT WITNESS: *[Signature]* PRINT NAME: *Amy Gibbons* WALLACE NISSAN, LLC BY: *[Signature]* MTA C. COLEMAN EDMUNDS, MANAGER/PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED C. COLEMAN EDMUNDS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER/PRESIDENT OF WALLACE DODGE, LLC, AND WALLACE NISSAN, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AUTHORIZED AGENT OF SAID COMPANIES, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE SEALS OF SAID COMPANIES AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANIES. WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF JANUARY, 2020

MY COMMISSION EXPIRES: CHARLENE J. WILLIAMSON Notary Public - State of Florida Commission # 2592634 NOTARY SEAL EXP. 11-1-2020 FE 979347 (PRINT NUMBER)

Charlene J. Williamson NOTARY PUBLIC

