

20250256296

# SOUTHWEST 4TH AND 7TH HOMES

BEING A REPLAT OF A PORTION OF LOT 1, OF MAP SHOWING SUBDIVISION OF PORTIONS OF TOWNSHIPS 45 AND 46. S. RANGE 43 E.  
AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SAID LANDS SITUATE AND BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

156

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 8:19 A.M.  
THIS 18 DAY OF July  
A.D. 2025 AND DULY RECORDED  
IN PLAT BOOK 139 ON  
PAGES 156 THROUGH 157.

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF  
CIRCUIT COURT  
& COMPTROLLER



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  
MAY 2025

## TITLE CERTIFICATION:

I, DONALD J. DOODY, 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 THAT DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA; 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.

BY: *[Signature]* DONALD J. DOODY  
ATTORNEY-AT-LAW IN FLORIDA  
BAR NUMBER 270347  
DATED: June 9, 2025

## CITY OF DELRAY BEACH:

THIS PLAT OF "SOUTHWEST 4TH AND 7TH HOMES", AS APPROVED ON THE 15 DAY OF July, A.D. 2025, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: *[Signature]* DEVELOPMENT SERVICES DIRECTOR  
BY: *[Signature]* CITY ENGINEER

BY: *[Signature]* FIRE MARSHAL  
BY: *[Signature]* UTILITIES DIRECTOR

BY: *[Signature]* PLANNING AND ZONING BOARD CHAIRPERSON

## REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT, SOUTHWEST 4TH AND 7TH HOMES, AS REQUIRED BY CHAPTER 177.091(1) FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1) FLORIDA STATUTES.

DATED: 6-9-2025  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
L.B. NO. 3591  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 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") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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.

DATED: 6/9/2025  
JOHN T. DOOGAN, P.L.S.  
FLORIDA REGISTRATION NO. 4409  
AVIROM & ASSOCIATES, INC.,  
L.B. NO. 3300  
50 S.W. 2nd AVENUE, SUITE 102,  
BOCA RATON, FLORIDA, 33432

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A LOCAL GOVERNMENTAL AGENCY OF THE CITY OF DELRAY BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LOT 1, OF MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46. S. RANGE 43 E., AS RECORDED IN PLAT BOOK 1 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SOUTHWEST 4TH AND 7TH HOMES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 20-46-43, WHICH POINT IS 305.01 FEET EAST 1/4 SECTION CORNER; THENCE RUNNING SOUTH 130 FEET; THENCE RUNNING WEST 93.34 FEET; THENCE RUNNING NORTH 130 FEET; THENCE RUNNING EAST 93.34 FEET OR TO THE P.O.B. ALL THE ABOVE LESS THE NORTH 25 FEET THEREOF DEEDED TO THE CITY OF DELRAY BEACH FOR R/W, 9/24/52.

THE EAST 46.67 FEET OF THE WEST 211.67 FEET OF THE NORTH 125 FEET, LESS THE NORTH 25 FEET, OF LOT 1, OF MODEL LAND COMPANY SUBDIVISION OF SECTION 20-46-43, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THE EAST 46.67 FEET OF THE WEST 402.67 FEET OF THE NORTH 125 FEET, LESS THE NORTH 25 FEET, OF LOT 1, OF MODEL LAND COMPANY SUBDIVISION OF SECTION 20-46-43, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THE LEGAL DESCRIPTION DESCRIBES TWO PARCELS OF LAND THAT ADD UP TO AN ACREAGE OF 0.451 ACRES.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS NO NAME PLAT AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1, 2, AND 3, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT RW-1 AND TRACT RW-2 ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

1. GENERAL UTILITY EASEMENTS (G.U.E.) AND UTILITY EASEMENT 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.
2. ALL WATER AND SEWER EASEMENTS ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

IN WITNESS WHEREOF, THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS EXECUTIVE DIRECTOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD MEMBERS, THIS 6th DAY OF June, 2025

WITNESS: *[Signature]*  
Madeline Weber  
(PRINT NAME)  
BY: *[Signature]*  
Renee Jodusingh, EXECUTIVE DIRECTOR

WITNESS: *[Signature]*  
Ivan J. Cabrera  
(PRINT NAME)  
ATTEST: *[Signature]*  
Christine Tibbo, ASSISTANT DIRECTOR

## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

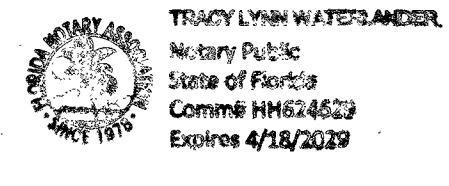
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 6 DAY OF June, 2025, BY Renee Jodusingh, AS Executive Director OF Delray Beach, FLA WHO IS ☒ PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4/18/2029  
Tracy Lynn Waterlander  
Notary Public  
State of Florida  
Commission #HMG24629  
NOTARY SEAL

COMMISSION NUMBER: HHG24629

Tracy Lynn Waterlander  
(PRINT NAME)

Tracy Lynn Waterlander  
(NOTARY PUBLIC)



## SURVEYOR'S NOTES:

1. 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.
2. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
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. BEARINGS ARE ASSUMED BASED ON THE NORTH LINE OF SECTION 20-46-43 HAVING A BEARING OF N89°28'04"E.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
8. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
9. ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; R = Radius; U.E. = UTILITY EASEMENT.  
□ INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.  
○ INDICATES SET A 5/8" X 18" IRON ROD WITH CAP "L.B. 3300," UNLESS OTHERWISE STATED.

## NOTICE:

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.

