

BACKSTREET HOMES

159

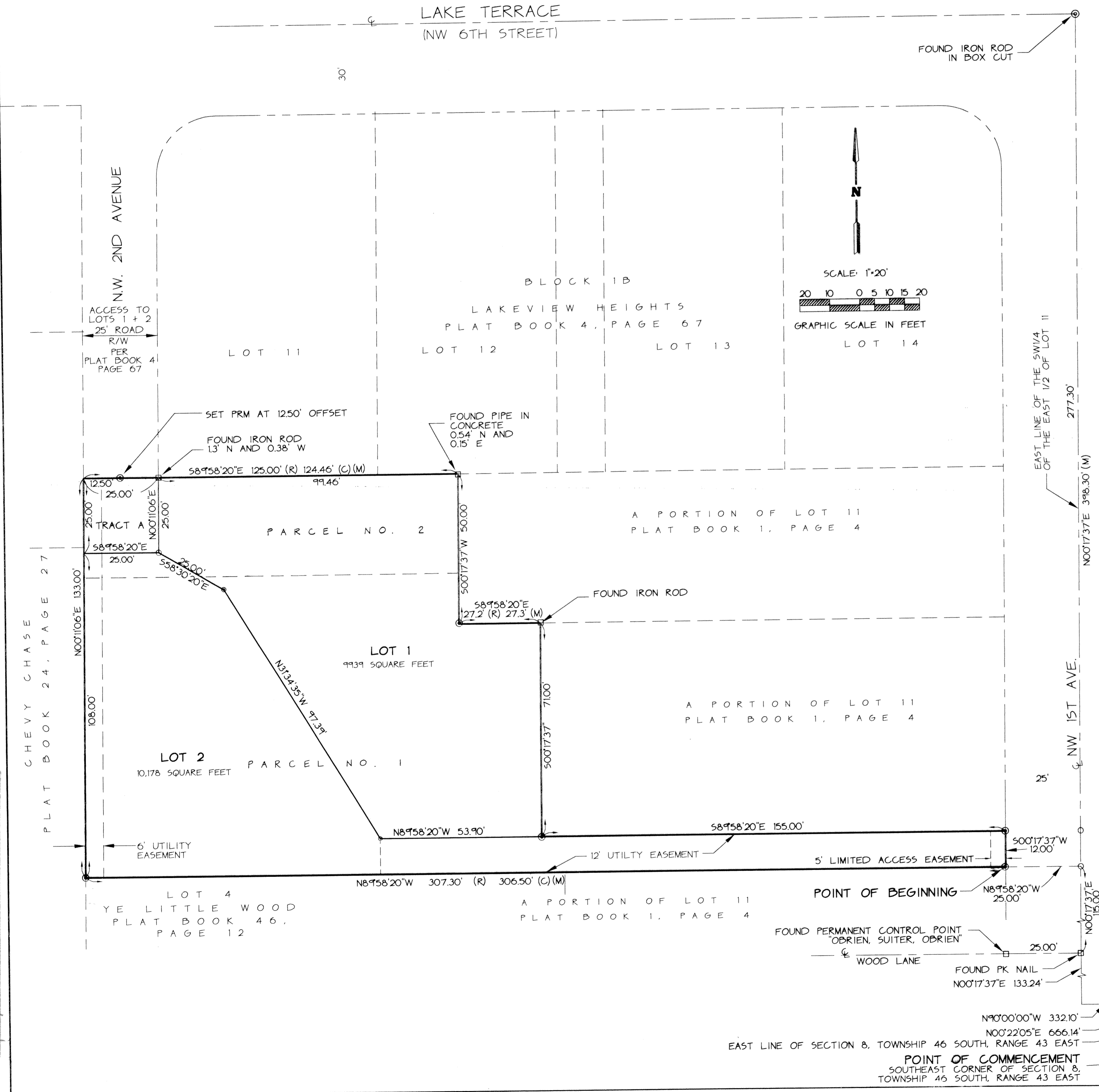
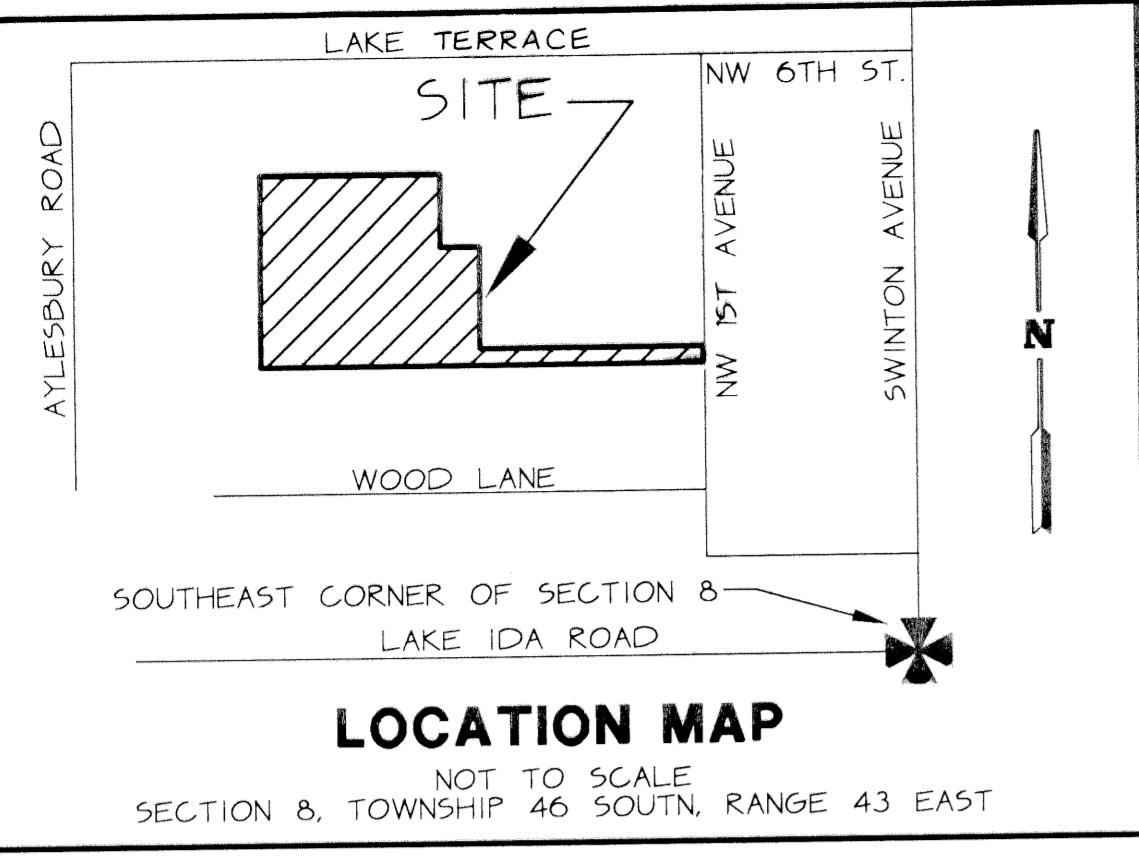
A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY ROBERT A. BUGGEE, P.L.S.
P.O. BOX 3887, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 1



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 1:26 P.M.
this 19th day of October 1994
and duly recorded in Plat Book No. 73
on page 159
DOROTHY M. WILKEN, Clerk of Circuit Court
by *Heather L. G. Archer* D.C.



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT RONALD BRITO AND JAMES N. KAVOORIS ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, FLORIDA DESCRIBED AS FOLLOWS:

PARCEL NO. 1
THE NORTH 100.00 FEET OF THE WEST 332.30 FEET OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF LOT 11, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
LESS THE EAST 25.00 FEET THEREOF AND
LESS THE NORTH 17.00 FEET OF THE EAST 207.30 FEET THEREOF AND
LESS THE SOUTH 71.00 FEET OF THE NORTH 88.00 FEET OF THE WEST 155.00 FEET OF THE EAST 180.00 FEET THEREOF.
PARCEL NO. 2
THE WEST 125.00 FEET OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE ABOVE REFERENCED LOT 11;
LESS THE NORTH 300.00 FEET OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING A PIECE OF LAND IN THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF LOT 11, APPROXIMATELY 33.00 FEET NORTH AND SOUTH BY 125.00 FEET EAST AND WEST, MORE OR LESS,
AS RECORDED IN OFFICIAL RECORDS BOOK 2613, PAGE 839, PALM BEACH COUNTY, FLORIDA.

ALL OF THE ABOVE IS ACCORDING TO PLAT BOOK 1 ON PAGE 4, SHEET 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST;
THENCE ON AN ASSUMED BEARING OF N00°22'05"E ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 666.14 FEET;
THENCE N90°00'00"W A DISTANCE OF 332.10 FEET TO A POINT ON THE CENTERLINE OF NW 1ST AVENUE;
THENCE N00°17'37"E ALONG SAID CENTERLINE OF NW 1ST AVENUE A DISTANCE OF 133.24 FEET TO THE CENTERLINE INTERSECTION OF NW 1ST AVENUE AND WOOD LANE AS SHOWN ON THE PLAT OF YE LITTLE WOOD AS SHOWN IN PLAT BOOK 46 AT PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE N00°17'37"E ALONG SAID CENTERLINE OF NW 1ST AVENUE A DISTANCE OF 15.00 FEET;
THENCE N8°58'20"W A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NW 1ST AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUE N8°58'20"W ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF WOOD LANE A DISTANCE OF 306.50 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF CHEVY CHASE AS SHOWN IN PLAT BOOK 24, AT PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE N00°17'37"E ALONG SAID EAST LINE OF SAID PLAT OF CHEVY CHASE A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF LAKEVIEW HEIGHTS AS SHOWN IN PLAT BOOK 4 AT PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE S8°58'20"E ALONG SAID SOUTH LINE OF SAID PLAT OF LAKEVIEW HEIGHTS A DISTANCE OF 124.46 FEET TO A POINT;
THENCE S00°17'37"W A DISTANCE OF 50.00 FEET;
THENCE S8°58'20"E A DISTANCE OF 27.30 FEET;
THENCE S00°17'37"W A DISTANCE OF 71.00 FEET;
THENCE S8°58'20"E A DISTANCE OF 155.00 FEET;
THENCE S00°17'37"W A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 0.48 ACRES, MORE OR LESS,
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS 'BACKSTREET HOMES' AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.
THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
THE LIMITED ACCESS EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
TRACT A, SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED INDIVIDUALS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 16th DAY OF SEPTEMBER, 1994.

BY: *Ronald Brito* RONALD BRITO
WITNESS: *John Rose*
BY: *James N. Kavooris* JAMES N. KAVOORIS
WITNESS: *Sabrina Jones*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RONALD BRITO AND JAMES N. KAVOORIS TO ME, WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNERS OF 'BACKSTREET HOMES', AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF SEPTEMBER, 1994.

MY COMMISSION EXPIRES: _____
Notary Public
Heather L. G. Archer
HEATHER L. G. ARCHER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, DELRAY TITLE AND ABSTRACT COMPANY, A TITLE COMPANY AS LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE PROPERTY IS VESTED TO RONALD BRITO AND JAMES N. KAVOORIS, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.
DATED: Sept. 16, 1994
S. C. Algor V. President
PRINTED NAME - TITLE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT IN MARCH, 1994, THE HEREON PLAT WAS PREPARED AND DELINEATED UNDER MY SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS P.R.M. HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT SURVEY DATA AND MONUMENTS COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.
Robert A. Buggie
ROBERT A. BUGGEE
REGISTERED SURVEYOR NO. 3302
STATE OF FLORIDA
3546 NOREEN AVE.
BOYNTON BEACH, FLORIDA 33436
(407) 732-7877

NOTES

- ALL BEARING SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE CENTERLINE OF NW 1ST AVENUE, AS SHOWN ON THE PLAT OF 'YE LITTLE WOOD', PLAT BOOK 46, PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH ZONING CODE.
- NO BUILDING OR ANY KIND OF PERMANENT STRUCTURE OR TREES OR SHRUBS SHALL BE PLACED WITHIN UTILITY EASEMENTS.
- OF ITS OWN DRAINAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DELRAY BEACH.
- ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND

- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3302
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES PERMANENT CONTROL POINT (P.C.P.)
- (C) DENOTES CALCULATED DIMENSION
- (R) DENOTES RECORD DIMENSION
- (M) DENOTES MEASURED DIMENSION
- R/W DENOTES RIGHT-OF-WAY

APPROVALS

THIS PLAT OF BACKSTREET HOMES WAS APPROVED ON THE 13th DAY OF SEPTEMBER, A.D. 1994 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
ATTEST: *Alison McRuer-Harty* CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Donald Pennington DIRECTOR OF PLANNING AND ZONING
Randee S. Holder CHAIRPERSON, PLANNING AND ZONING BOARD
John Rose CITY ENGINEER
Heather L. G. Archer FIRE MARSHALL

SUBDIVISION: BACKSTREET HOMES
BOOK: 73
PAGE: 159
FLOOD ZONE: _____
QUAD: _____
SE: _____
ZIP CODE: _____
PLAT NAME: C. Delray Bch
8/16/94

