

P.134

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.



ENGINEERING
SURVEYING
PLANNING

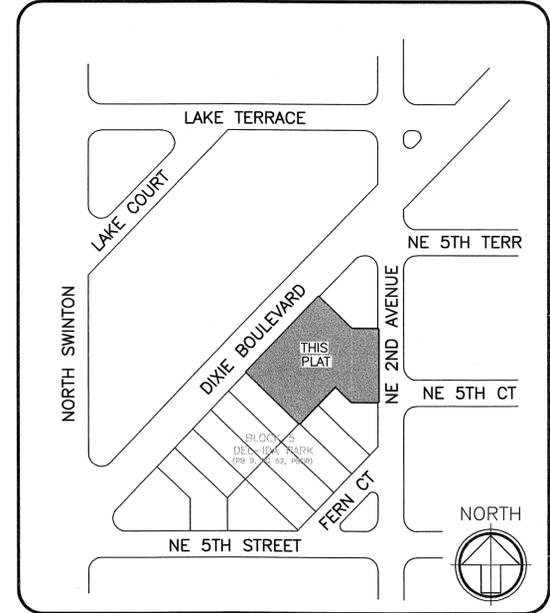
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2004

DIXIE DEL-IDA PLAT

A REPLAT OF LOTS 2, 3, 4 AND 5, BLOCK 5, DEL-IDA PARK (PB 9, PG 52, PBCR),
LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This Plat was filed for record at 10 P.M., this 4 day of April, 2005 and duly recorded in Plat Book No. 134 and 135 on Pages 134 and 135.
SHARON BOCK, CLERK
BY: Michael D. Rose



LOCATION MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT HISTORIC DEL IDA PARK, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOW HEREON AS DIXIE DEL-IDA PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4 AND 5, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 34,579 SQUARE FEET (0.794 ACRE), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE DIXIE DEL-IDA PLAT AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1, 2, AND 3, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

IN WITNESS WHEREOF, THE ABOVE NAMED HISTORIC DEL IDA PARK, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF February, 2005.

WITNESS: Heather N. Mackay BY: HISTORIC DEL IDA PARK, INC., A FLORIDA CORPORATION
(PRINTED NAME) BY: Kim Dwyer
WITNESS: Peter H. Dwyer BY: KIM DWYER
(PRINTED NAME) PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED KIM DWYER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF HISTORIC DEL IDA PARK, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF February, 2005.

MY COMMISSION



NOTARY PUBLIC:
Ramona A. Barbar
PRINTED NAME

MORTGAGEE'S CONSENT

STATE OF Florida SS
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1216, AT PAGE 1002 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF March, 2005.

WITNESS: BY: FIDELITY FEDERAL BANK AND TRUST
Christophea H. Cook BY: Christophea H. Cook
PRINTED NAME: Christophea H. Cook Executive VICE PRESIDENT

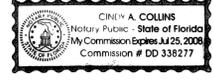
ACKNOWLEDGEMENT

STATE OF Florida SS
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Christophea H. Cook WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF FIDELITY FEDERAL BANK AND TRUST, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF March, 2005.

NOTARY PUBLIC:
Clady A. Collins
PRINTED NAME: Clady A. Collins



SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF THE BLOCK 5, DEL-IDA PARK (PB 9, PG 52, PBCR). SAID LINE BEARS SOUTH 00°00'00" WEST (ASSUMED).
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. 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.
- 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.
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|------|--|----------|---|
| D.E. | - DENOTES DRAINAGE EASEMENT. | P.R.M. | - DENOTES PERMANENT REFERENCE MARKER |
| ■ | - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED. | R | - DENOTES RADIUS. |
| P.B. | - DENOTES PLAT BOOK. | D. | - DENOTES CENTRAL ANGLE |
| ORB | - DENOTES OFFICIAL RECORDS BOOK. | L | - DENOTES ARC LENGTH |
| POB | - DENOTES POINT OF BEGINNING. | P.B.C.R. | - DENOTES PALM BEACH COUNTY RECORDS |
| POC | - DENOTES POINT OF COMMENCEMENT. | SF | - DENOTES SQUARE FEET |
| U.E. | - DENOTES UTILITY EASEMENT. | PCP | - DENOTES PERMANENT CONTROL POINT (LB#6456) |
| R/W | - DENOTES RIGHT-OF-WAY. | | |
| G.U. | - DENOTES GENERAL UTILITY EASEMENT. | | |
| N.R. | - DENOTES NON-RADIAL. | | |
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS DIXIE DEL-IDA PLAT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: FEB. 15, 2005 BY: Paul D. Engle
PAUL D. ENGLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATION:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I, Jeffrey A. Levine, 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 BE VESTED IN HISTORIC DEL IDA PARK, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATED: 3/15/05 BY: Jeffrey A. Levine
PRINTED NAME: Jeffrey A. Levine

CITY APPROVALS:

THIS DIXIE DEL-IDA PLAT WAS APPROVED ON THE 2nd DAY OF November, A.D. 2004 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

<u>Jeffrey A. Levine</u> MAYOR	ATTEST: <u>Shirley D. Rubin</u> CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY: <u>Paul Doherty</u> DIRECTOR OF PLANNING AND ZONING	<u>Jeffrey A. Levine</u> CHAIRPERSON, PLANNING AND ZONING BOARD
<u>Randall H. Kujawa</u> CITY ENGINEER	<u>W.S. Blane</u> FIRE MARSHAL

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; 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.

DATED: 01/19/05 BY: Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 04-0692

