

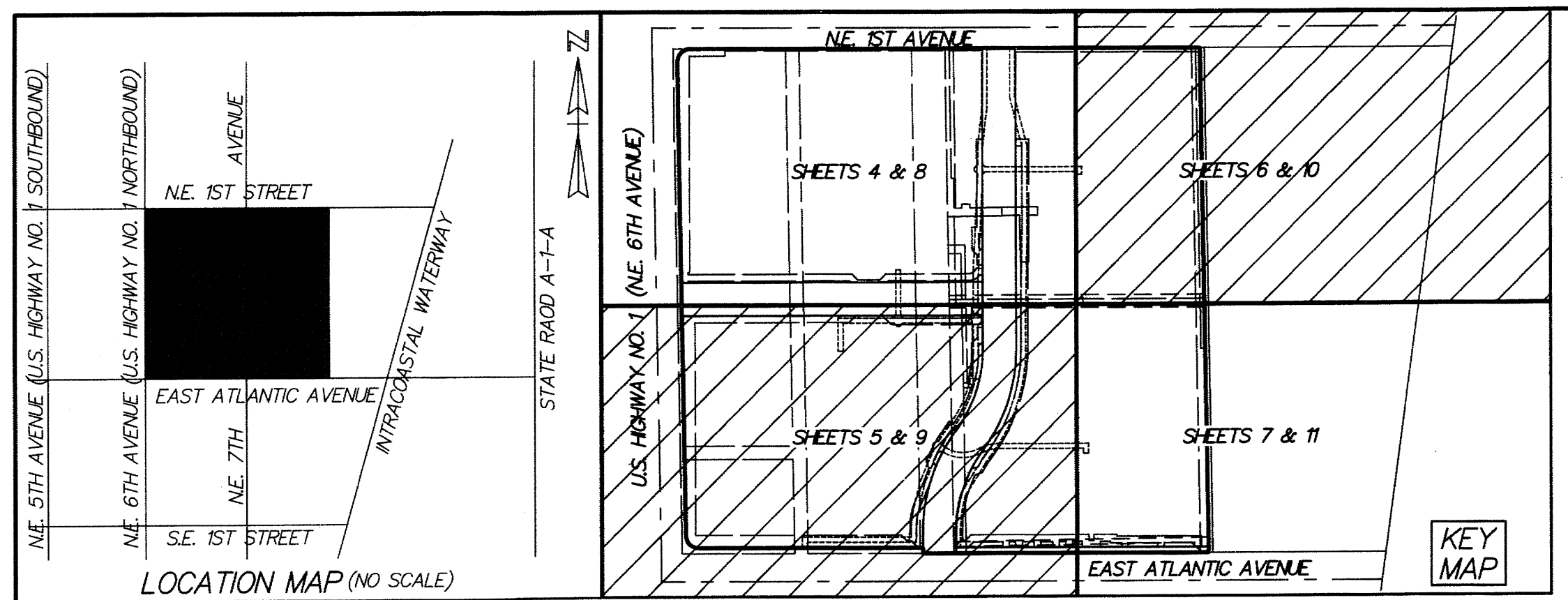
173

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____
20____, AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK, CLERK OF CIRCUIT COURT
AND COMPTROLLER.
BY _____ D.C.

CDS DELRAY REDEVELOPMENT

BEING A REPLAT OF A PORTION OF BLOCK 116 AND A PORTION OF THE ROAD RIGHT OF WAY FOR N.E. 7TH AVENUE LYING EAST OF AND ADJACENT TO SAID BLOCK 116, TOWN OF LINTON (NOW DELRAY BEACH) (PLAT BOOK 1, PAGE 3, P.R.P.B.CO) AND ALL OF THE PLAT OF ATLANTIC PLAZA (PLAT BOOK 50, PAGE 129) (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2011
SHEET 2 OF 11



TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH
I, STUART KAPP, 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 CDS FREECORE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CDS DELRAY REDEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CDR ATLANTIC PLAZA, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.
DATE: 4/23/2013
Stuart Kapp
NAME: STUART KAPP, ESQ.
ATTORNEY, STATE OF FLORIDA

CITY APPROVAL:

THIS PLAT OF "CDS DELRAY DEVELOPMENT" AS APPROVED ON THE 1ST DAY OF MARCH, A.D. 2011 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.
Cay Stelato MAYOR
ATTEST: Randall D. Nibari CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Darling DIRECTOR OF PLANNING AND ZONING BOARD
Randall H. Kujawa CITY ENGINEER
Vicki B. Wil- FIRE MARSHAL
Vicki Mjsterni DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S STATEMENT:

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 "CDS DELRAY REDEVELOPMENT", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.
DATE: 4/23/13
David P. Lindley
DAVID P. LINDLEY
LICENSE NO. 5005
STATE OF FLORIDA
CAULFIELD WHEELER, INC.
CERTIFICATE OF AUTHORIZATION #LB 3591

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF ATLANTIC PLAZA (PLAT BOOK 50, PAGE 129) HAVING AN ASSUMED BEARING OF N.90°00'00"E.
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 THIS COUNTY.
THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445. (561) 276-4501
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○
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 CONFORM 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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

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 SEC. 177.09(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.
DATE: APRIL 24
2013
Paul D. Engle
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. LB 353

