

# DELRAY HONDA

BEING A REPLAT OF A PORTION OF BLOCK 14 AND A PORTION OF THE ROAD RIGHTS OF WAY FOR AVENUE F AND AVENUE G, DEL-RATON PARK, PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.CO.); A PORTION OF PLAT OF AIDEN, PLAT BOOK 29, PAGE 211 (P.R.P.B.CO.), AND LOT 1, MORSE-LAMAT PLAT, PLAT BOOK 112, PAGES 139-141 (P.R.P.B.CO.), BEING IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

MAY 2014  
SHEET 1 OF 3

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 2:57 PM

THIS 14 DAY OF JANUARY

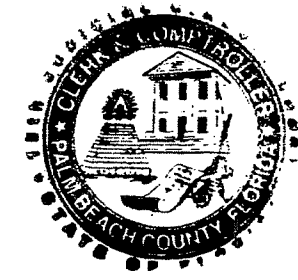
2015

AND DULY RECORDED IN PLAT BOOK NO.

119 ON PAGE 40-42

SHARON R. BOOK, CLERK AND COMPTROLLER

BY [Signature] D.C.



### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 1, MORSE-LAMAT PLAT (PLAT BOOK 112, PAGES 139-141), HAVING AN ASSUMED BEARING OF N.78°54'10"W.

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.

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, SUTTER & 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 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.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL S. WEINER, 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 DBVT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATE: 12/1/14

[Signature]  
MICHAEL S. WEINER  
ATTORNEY STATE OF FLORIDA

### CITY APPROVAL:

THIS PLAT OF "DELRAY HONDA" AS APPROVED ON THE 7th DAY OF December, A.D. 2014 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] 12.30.14. CHAIRPERSON, PLANNING AND ZONING BOARD  
[Signature] 12/17/14 FIRE MARSHAL

[Signature] 12/17/14  
CITY ENGINEER  
[Signature]  
DIRECTOR OF ENVIRONMENTAL SERVICES

### 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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE 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.

DATE 12/10/14

[Signature]  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
O'BRIEN, SUTTER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

### 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 "DELRAY HONDA" 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: 12-11-14

[Signature]  
DAVID P. LINDLEY, P.L.S. 5005  
CAULFIELD WHEELER, INC.  
LICENSE BUSINESS NO. L.B. 3591

### ACKNOWLEDGEMENT:

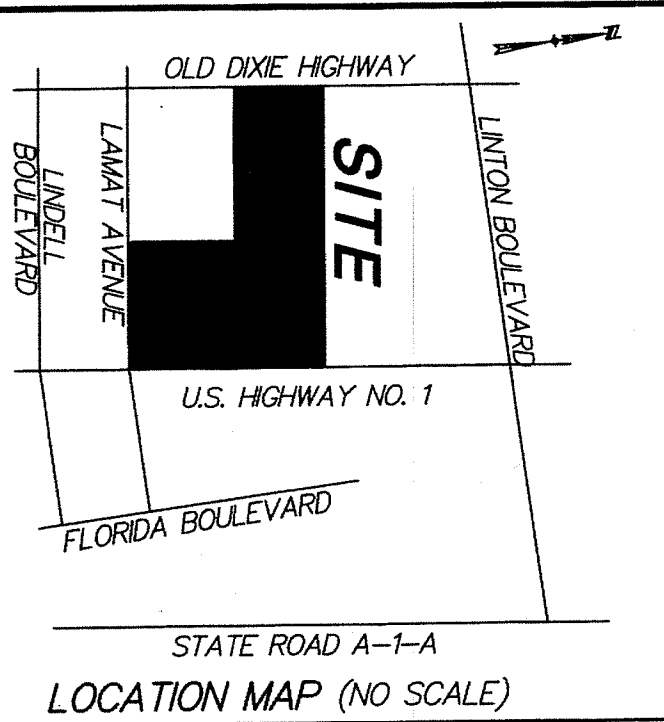
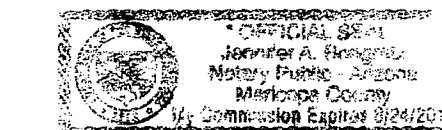
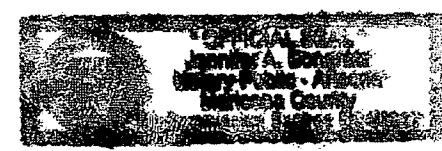
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY VAN TUYL WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DHVT, INC., A FLORIDA CORPORATION AS MANAGER FOR DBVT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 3rd DAY OF December, 2014.

MY COMMISSION EXPIRES 8/24/17

[Signature]  
JENNIFER A. BOGROTZ  
NOTARY PUBLIC  
NAME: Jennifer A. Bogrotz  
COMMISSION NO.: 414



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DBVT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF BLOCK 14 AND A PORTION OF THE ROAD RIGHTS OF WAY FOR AVENUE F AND AVENUE G, DEL-RATON PARK, PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.CO.); A PORTION OF PLAT OF AIDEN, PLAT BOOK 29, PAGE 211 (P.R.P.B.CO.); AND LOT 1, MORSE-LAMAT PLAT, PLAT BOOK 112, PAGES 139-141 (P.R.P.B.CO.), BEING IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

A PARCEL OF LAND IN PALM BEACH COUNTY, FLORIDA BEING A PART OF THE PLAT OF DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

LOTS 28, 29, 30, 31, AND 32, LESS THE EAST 2.00 FEET THEREOF, BLOCK 14, DEL-RATON PARK; LOTS 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, AND 44, BLOCK 14, DEL-RATON PARK, TOGETHER WITH THAT PORTION OF THE 10 FOOT ALLEY RIGHT OF WAY BOUNDED ON THE WEST BY LOT 33 AND ON THE EAST BY LOTS 28 THROUGH 32, INCLUSIVE, ON THE NORTH BY AVENUE "F" AND ON THE SOUTH BY AN ABANDONED ALLEY, BLOCK 14, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ABANDONED BY RESOLUTION NO. R-83-1539 RECORDED IN OFFICIAL RECORDS BOOK 411, PAGE 836 AND TOGETHER WITH ANY AND ALL RIGHTS TO THAT CERTAIN 10 FOOT SERVICE ALLEY ABANDONED BY PALM BEACH COUNTY, AS MORE FULLY DESCRIBED IN THAT CERTAIN COUNTY RESOLUTION NO. R-84-392, RECORDED APRIL 26, 1984, IN OFFICIAL RECORDS BOOK 4222, PAGE 1625, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF VACATED AVENUE F (a/k/a FLADELL WAY) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 2:

LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 14, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 14, PAGE 9, LESS THE SOUTHERNMOST FIVE FEET THEREOF, TOGETHER WITH ANY AND ALL RIGHTS TO THAT CERTAIN 10 FOOT SERVICE ALLEY ABANDONED BY PALM BEACH COUNTY, AS MORE FULLY DESCRIBED IN THAT CERTAIN PALM BEACH COUNTY RESOLUTION NO. R-84-392, RECORDED APRIL 26, 1984, IN OFFICIAL RECORDS BOOK 4222, PAGE 1625, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF VACATED AVENUE G (a/k/a TRANSPORTATION LANE) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 3:

LOTS 23 THROUGH 27, INCLUSIVE, LESS THE EAST 2 FEET AND LESS THE SOUTHERNMOST 5 FEET OF LOT 23; AND LOTS 17 THROUGH 22, INCLUSIVE, LESS THE SOUTHERNMOST 5 FEET, ALL IN BLOCK 14, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL RIGHTS TO THAT CERTAIN 10 FOOT SERVICE ALLEY ABANDONED BY PALM BEACH COUNTY, AS MORE FULLY DESCRIBED IN THAT CERTAIN PALM BEACH COUNTY RESOLUTION NO. R-83-1538, RECORDED DECEMBER 16, 1983, IN OFFICIAL RECORDS BOOK 411, PAGE 839, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF VACATED AVENUE G (a/k/a TRANSPORTATION LANE) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 4:

PLAT OF AIDEN, LESS THE WEST 50 FEET THEREOF (MARKED AS ADDITIONAL RIGHT OF WAY FOR OLD DIXIE HIGHWAY) AND LESS THE SOUTH 25 FEET OF THE EAST 65 FEET OF THE WEST 115 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 211, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF VACATED AVENUE F (a/k/a FLADELL WAY) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PORTION OF THE SOUTH 1/2 OF THE VACATED AVENUE F (a/k/a FLADELL WAY) LYING NORTH OF AND ADJACENT TO LOT 2, MORSE-LAMAT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 139 THROUGH 141, INCLUSIVE, AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 6:

LOT 1 OF MORSE-LAMAT PLAT RECORDED IN PLAT BOOK 112, PAGE 139, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF VACATED AVENUE G (a/k/a TRANSPORTATION LANE) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 455,275 SQUARE FEET OR 10.45 ACRES MORE OR LESS.

