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141

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 8:20 AM
THIS 2nd DAY OF October

2017, AND DULY RECORDED IN PLAT BOOK NO.
124 ON PAGE 141-142

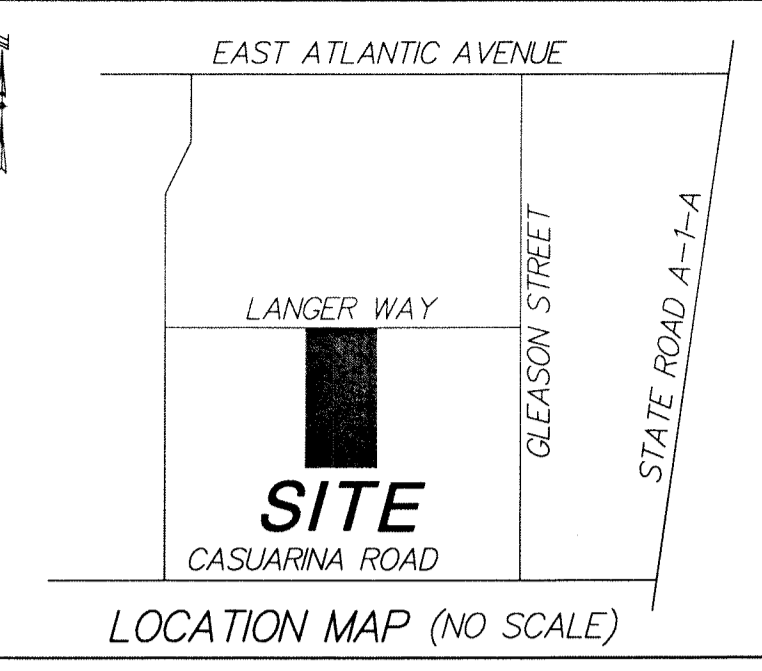
SHARON R. BOCK, CLERK AND REGISTRAR
BY: *Sharon R. Bock* DC



TEN TWENTY LANGER

BEING A REPLAT OF LOT 3, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2017
SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 3, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TEN TWENTY LANGER", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID PARCEL CONTAINING 14,501 SQUARE FEET OR 0.333 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1, 2 AND 3 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, 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 AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE DRAINAGE EASEMENT SHOWN HEREON IS RESERVED TO AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE ACCESS EASEMENT AS SHOWN HEREON IS FOR THE BENEFIT OF LOT 2, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF EXTERIOR ACCESS TO THE REAR OF SAID LOT 2, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF SAID LOT 1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF July, 2017.

AZURE 1020 LANGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: AZURE DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER

WITNESS: *Brian Grossberg*
PRINT NAME: Brian Grossberg

BY: *Richard Caster*
RICHARD CASTER
MANAGER

WITNESS: *Sonia Francis*
PRINT NAME: Sonia Francis

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD CASTER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF AZURE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF July, 2017.

MY COMMISSION EXPIRES:
9/12/19

John Jacobs
NOTARY PUBLIC
NAME: John Jacobs
COMMISSION NO.: EE913580

CITY APPROVAL:

THIS PLAT OF "TEN TWENTY LANGER" AS APPROVED ON THE 25th DAY OF SEPTEMBER, A.D. 2017 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

Craig Stihl MAYOR
Katewo Johnson CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Matthew Sullivan 8/25/17 DIRECTOR OF PLANNING, ZONING, AND BUILDING
Patrick A. Furewa, P.E. CITY ENGINEER
Miss Bayliss DIRECTOR OF ENVIRONMENTAL SERVICES
Stew FIRE MARSHAL

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN C. PRIMEAU, 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 AZURE 1020 LANGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 31, 2017

John C. Primeau
JOHN C. PRIMEAU
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 062280

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 "TEN TWENTY LANGER", 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: 8/9/17

Daviu R. Lindley
DAVIU R. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. L.B. 3591

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) 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.

DATE 7/19/17

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. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S.73°32'27"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 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, 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 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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

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 28696, AT PAGE 1341 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 20 DAY OF July, 2017.

WITNESS: *Eric D. Grossberg* BY: *Douglas L. Harmon*
PRINT NAME: ERIC D. GROSSBERG DOUGLAS L. HARMON

WITNESS: *Adam Doseger*
PRINT NAME: Adam Doseger

ACKNOWLEDGEMENT:

STATE OF NEW YORK
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED DOUGLAS L. HARMON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED driver license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF July, 2017.

MY COMMISSION EXPIRES:
November 4, 2017

Paul Wolff
NOTARY PUBLIC
NAME: Paul Wolff
COMMISSION NO.: 82W06292697

