

20180295724

112

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:11 P.M.  
THIS 31 DAY OF July  
A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 126 ON  
PAGES 112 THRU 113.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2

# 1107 WALLACE DRIVE

BEING A REPLAT OF A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

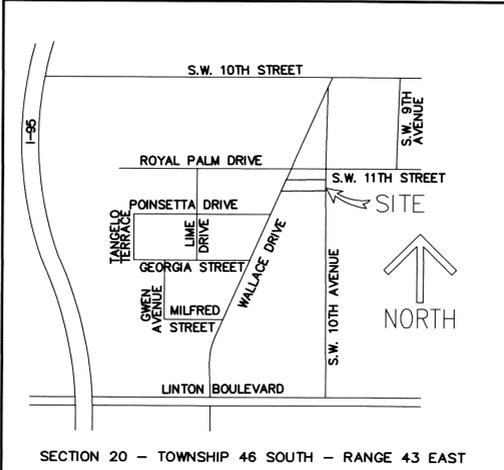
THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991

"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.



### TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	18,036	0.414
TRACT RW1	850	0.020
TRACT RW2	775	0.018
TOTAL	19,661	0.451



VICINITY MAP  
N.T.S.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 1107 WALLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS  
THE OWNER OF THE LAND SHOWN ON THIS PLAT OF 1107 WALLACE DRIVE, BEING A REPLAT OF A PORTION  
OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF GERMANTOWN ROAD  
AND THE NORTH LINE OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA; THENCE S.22°26'33"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET  
TO THE POINT OF BEGINNING; THENCE CONTINUE S.22°26'33"W., ALONG SAID RIGHT-OF-WAY LINE, A  
DISTANCE OF 85.00 FEET; THENCE N.88°11'02"E., A DISTANCE OF 270.05 FEET TO A POINT OF  
INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 10TH AVENUE, AS RECORDED IN OFFICIAL  
RECORD BOOK 8256, PAGE 1148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE  
N.00°09'44"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 77.53 FEET; THENCE S.88°11'02"W., A  
DISTANCE OF 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,661 SQUARE FEET/0.451 ACRES MORE OR LESS.  
SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH,  
PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS 1107 WALLACE DRIVE  
AND FURTHER DEDICATES AS FOLLOWS:

- 1. PARCEL A**  
PARCEL A RESERVED BY 1107 WALLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS  
AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY  
OF DELRAY BEACH
- 2. TRACTS RW1 AND RW2**  
TRACTS RW1 AND RW2 ARE DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR  
STREET AND UTILITY PURPOSES.

### ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT  
LIMITED TO, 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 ELECTRIC, TELEPHONE, GAS  
OR OTHER PUBLIC FACILITY.

DRAINAGE EASEMENTS (D.E.) ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNERS  
OF PARCEL A, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF  
SAID OWNER, 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 SEAL TO BE AFFIXED HERETO  
BY AND WITH THE AUTHORITY OF ITS LIMITED LIABILITY COMPANY, THIS 20th DAY OF  
April, 2018

1107 WALLACE, LLC,  
FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*  
PRINT NAME VIRGINIA HASLETT

WITNESS: *[Signature]*  
PRINT NAME JIM ZENGAGE

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Jordan Huffer WHO IS PERSONALLY KNOWN TO ME OR  
HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT,  
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE  
AUTHORIZED MEMBER OF 1107 WALLACE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE  
SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 20th DAY OF April, 2018

MY COMMISSION EXPIRES: June 21, 2020

COMMISSION NUMBER: 66004563

*[Signature]*  
NOTARY PUBLIC  
VIRGINIA HASLETT  
PRINT NAME

### TITLE CERTIFICATION:

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

I, Christopher Finley, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO  
HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT  
I FIND THE TITLE TO THE PROPERTY IS VESTED TO 1107 WALLACE, 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.

DATED: April 23, 2018

*[Signature]*  
ATTORNEY NAME Christopher Finley  
ATTORNEY FIRM  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### CITY APPROVALS:

THIS PLAT OF 1107 WALLACE DRIVE WAS APPROVED ON THE \_\_\_\_\_ DAY OF July, A.D. 2018 BY THE  
CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

*[Signature]* MAYOR  
*[Signature]* ATTEST: Katerini Johnson CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]* DIRECTOR OF PLANNING,  
ZONING AND BUILDING  
*[Signature]* PLANNING & ZONING BOARD  
CHAIRPERSON

*[Signature]* CITY ENGINEER  
*[Signature]* UTILITIES DIRECTOR  
MAYOR'S OFFICE

### REVIEWING SURVEYOR'S CERTIFICATE:

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 1107 WALLACE DRIVE AS REQUIRED BY CHAPTER  
177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE  
REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 4/24/2018

*[Signature]*  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR, REG. #4409  
STATE OF FLORIDA  
AVIROME ASSOCIATES INC.  
50 SW 2ND AVE BOCA RATON FL 33432  
LB # 9300

### 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 THAT MONUMENTS HAVE BEEN SET ACCORDING  
TO SEC. 177.091(9), 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.

DATE: 4/23/18

*[Signature]*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591  
CAULFIELD AND WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561-392-1991

1107 WALLACE, LLC. SEAL

1107 WALLACE, LLC. NOTARY

REVIEWING SURVEYOR

CITY OF DELRAY BEACH

SURVEYOR

*[Seal: Virginia Haslett, Notary Public, Commission # 06 004563, Expires June 21, 2020]*