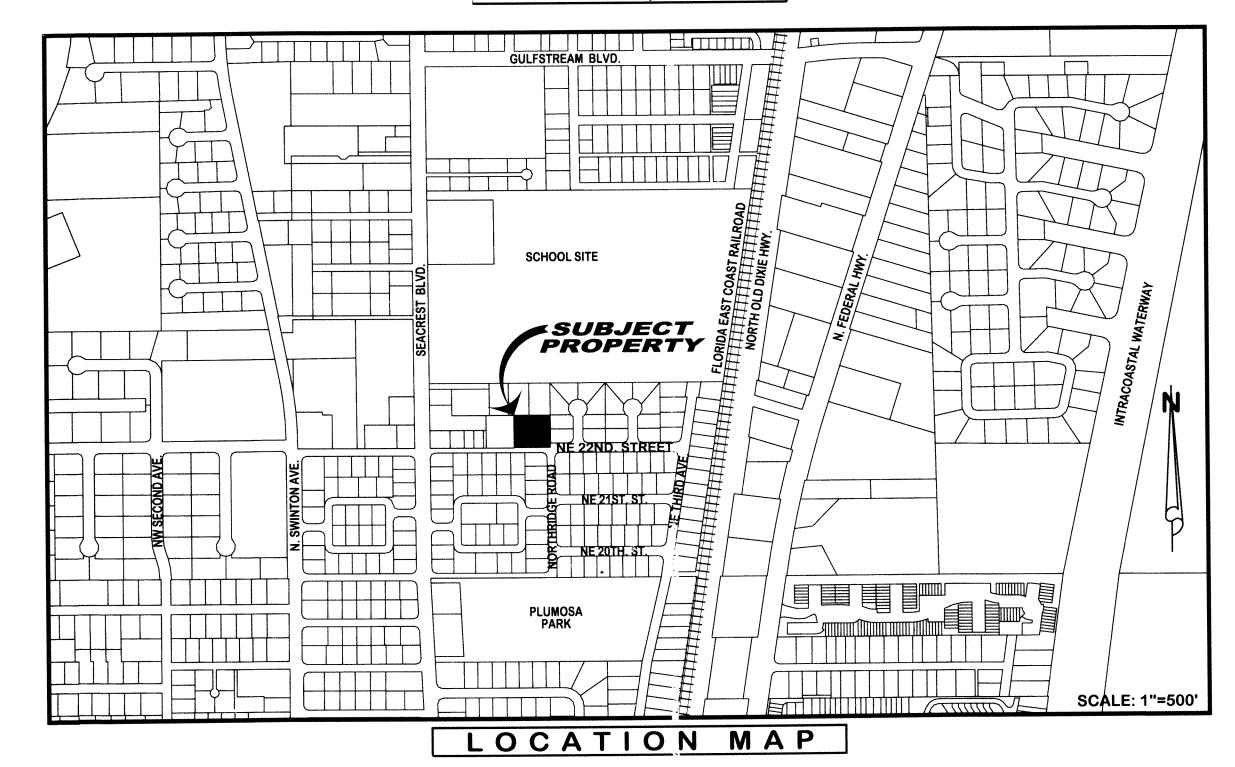
SUNRISE OF DELRAY

BEING A PORTION OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2022

THIS INSTRUMENT WAS PREPARED BY: A. BURLISON GENTRY, P.E., P.S.M. LICENSE No. 2580, L3 No. 2322



ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 🗹 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS __ 15th DAY OF Saptember 2022, BY JEAN KILBOURNE, AS SUCCESSOR TRUSTEE, WHO IS PERSONALLY KNOWN (TYPE OF IDENTIFICATION) TO ME OR HAS PRODUCED: AS IDENTIFICATION.

MY COMMISSION EXPIRES: NOTARY PUBLIC PRINT NAME: COMMISSION NUMBER: NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I. ROBERT I. MACLAREN II. 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 IN JEAN KILBOURNE, AS SUCCESSOR TRUSTEE OF THE WILLAM J. HEGSTROM AND GRACE ANN HEGSTROM TRUST AGREEMENT OF OCTOBER 6. 1986. AS AMENDED: 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

DATE: 14 SEPTEMBER 2022BY: TTORNEY-AT-KAW LICENSED IN FLORIDA FLORIDA BAR No.: 156921

CITY APPROVAL:

THIS PLAT "SUNRISE OF DELRAY" WAS APPROVED ON THE , 2022, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

CITY CLERK



REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUES.

DATE: 9-19-2022

DAVID P. LINDLEY, P.L.S. PROFESSIONAL LAND SURVEYOR - REG. #5005 CAULFIELD AND WHEELER, INC. - LB #3591 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

9,197 0.211 LOT 1 0.212 9,220 LOT 2 0.214 9,335 LOT 3 27,752 0.637 TOTAL

DESCRIPTION

AREA TABULATION

SQUARE FEET

ACREAGE

COUNTY OF PALM BEACH)

THRU 163.

THIS PLAT WAS FILED FOR RECORD AT 8:37 A. M. THIS

AND DULY RECORDED IN PLAT BOOK 134 ON PAGES 162

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

SHEET 1 OF 2

ABBREVIATIONS:

= AVENUE

= FOUND

= HIGHWAY

= MONUMENT

= PLAT BOOK

= PAGE

= PAGES

= ROAD

= WITH

PG.

PGS.

S.F.

(P)

LEGEND:

P.R.M.

NAD83/90 = NORTH AMERICAN DATUM

ADJUSTMENT

O.R.B. = OFFICIAL RECORD BOOK

MONUMENT

P.S.M. = PROFESSIONAL SURVEYOR

= SQUARE FEET

■ = SET 4" × 4" CONCRETE

= RIGHT-OF-WAY

= AS SHOWN ON PLAT

MONUMENT WITH DISK

STAMPED "PRM LB 2322"

PERMANENT REFERENCE

MONUMENT (NO NUMBER)

MONUMENT (P.R.M.)

= FOUND 4" × 4" CONCRETE

MONUMENT TO BE SET

AND MAPPER

= BUSINESS LICENCE

OF 1983 / 1990

= PERMANENT REFERENCE

= BOULEVARD

= CONCRETE

DAY OF November 2022

SURVEYOR & MAPPER'S NOTES:

1.) 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.

2.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY. NORTH AMERICAN DATUM OF 1983. 1990 ADJUSTMENT (NAD83/90). THE BEARING BETWEEN THE TWO FOUND CONCRETE MONUMENTS ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 22ND STREET BEARS SOUTH 89°14'59" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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

5.) 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.

6.) THERE SHALL BE NO TREES OR SHRUBS PLACED IN UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, LANDSCAPING OR OTHER UTILITY SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

7.) INSTRUMENTS OF RECORD. AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.

SURVEYOR & MAPPER'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 ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH,

GENTRY ENGINEERING & LAND SURVEYING, INC.

P.O. BOX 83-2101 DELRAY BEACH, FLORIDA, 33483

JEAN KILBOURNE AS SUCCESSOR TRUSTEE OF THE WILLIAM J. HEGSTROM AND GRACE ANN HEGSTROM TRUST AGREEMENT OF OCTOBER 6, 1986, AS AMENDED

HAND AND SEAL THIS 5th DAY OF September , 2022.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT JEAN KILBOURNE, AS SUCCESSOR TRUSTEE OF THE

WILLIAM J. HEGSTROM AND GRACE ANN HEGSTROM TRUST AGREEMENT OF OCTOBER 6, 1986, AS AMENDED, OWNER OF THE LAND SHOWN HEREON AS SUNRISE OF DELRAY, BEING A PORTION

OF SECTION 4. TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH

THE EAST 165 FEET OF THE WEST 310 FEET OF THE SOUTH HALF (S 1/2) OF THE

SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST

QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 46

SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 25 FEET THEREOF

THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST

QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW

1/4), LESS THE WEST THREE HUNDRED TEN FEET (W 310 FT.) AND LESS THE SOUTH

TWENTY-FIVE FEET (S 25 FT.) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM

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

1. LOTS 1. 2 AND 3. AS SHOWN HEREON. ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS

ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES

2. THE 10 FOOT GENERAL UTILITY EASEMENT. AS SHOWN HEREON, IS HEREBY DEDICATED

FOR PUBLIC PURPOSES. GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE

UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRICAL POWER, GAS

SERVICE, TELEPHONE LINES, AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH

CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION

SERVICE SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRICAL, TELEPHONE,

IN WITNESS WHEREOF, I. JEAN KILBOURNE, AS SUCCESSOR TRUSTEE. DO HEREUNTO SET MY

COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA FOR STREET PURPOSES.

CONTAINING 27,752 SQUARE FEET OR 0.637 ACRES, MORE OR LESS.

STATE OF FLORIDA COUNTY OF PALM BEACH

BEACH COUNTY, FLORIDA

DEDICATE AS FOLLOWS:

OF THE CITY OF DELRAY BEACH.

GAS OR OTHER PUBLIC UTILITY.

