

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 8:23 A.M.  
THIS 18 DAY OF  
JULY A.D. 2023  
AND DULY RECORDED IN PLAT  
BOOK 136 ON PAGES  
35 THROUGH 36

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK

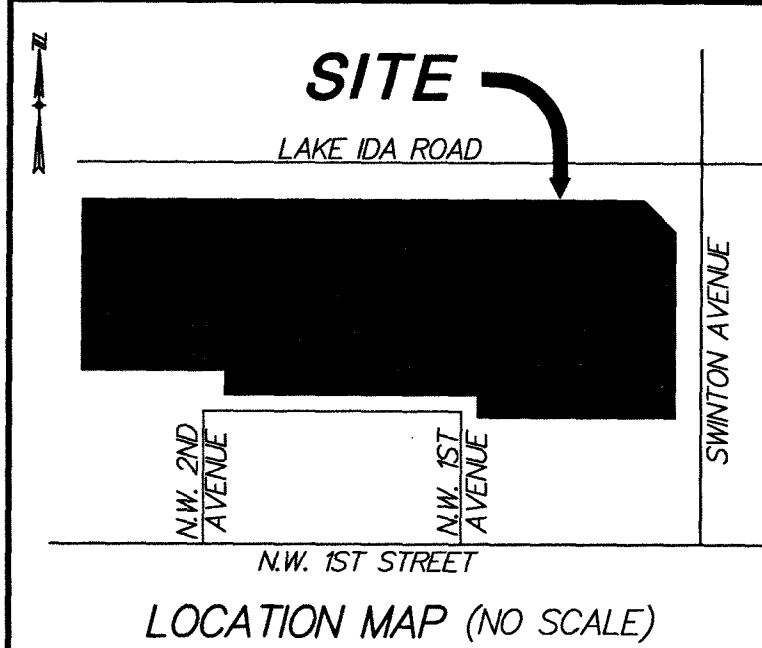
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER



# CASON UNITED METHODIST CHURCH

BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 41, SUBDIVISION OF BLOCK 41, PLAT BOOK 5, PAGE 65 (P.R.P.B.CO.) AND A PORTION THE NORTH HALF OF BLOCK 49 AND THE NORTH HALF OF BLOCK 57, DELRAY BEACH, PLAT BOOK 1, PAGE 3 (P.R.P.B.CO.) AND A PORTION OF THE VACATED NORTHWEST SECOND AVENUE, ALL BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CASON UNITED METHODIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 41, SUBDIVISION OF BLOCK 41, PLAT BOOK 5, PAGE 65 (P.R.P.B.CO.) AND A PORTION THE NORTH HALF OF BLOCK 49 AND THE NORTH HALF OF BLOCK 57, DELRAY BEACH, PLAT BOOK 1, PAGE 3 (P.R.P.B.CO.) AND A PORTION OF THE VACATED NORTHWEST SECOND AVENUE, ALL BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CASON UNITED METHODIST CHURCH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

LOTS 1 THROUGH 6, BLOCK 41, SUBDIVISION OF BLOCK 41, OF DELRAY BEACH, FLORIDA, (FORMERLY TOWN OF LINTON), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LESS AND EXCEPT THAT PORTION OF LOT 1, BLOCK 41, CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA, BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 936, PAGE 561, AND LESS AND EXCEPT THAT PORTION OF LOT 1, BLOCK 41 CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY RIGHT OF WAY WARRANTY DEED RECORDED IN O.R. BOOK 741, PAGE 759, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 2:

THE NORTH ONE-HALF OF BLOCK 49, AND THE NORTH ONE-HALF OF BLOCK 57, DELRAY BEACH, FLORIDA, (FORMERLY TOWN OF LINTON), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA, BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 936, PAGE 561, AND THAT PORTION CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY RIGHT OF WAY WARRANTY DEED RECORDED IN O.R. BOOK 741, PAGE 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 3:

THAT PORTION OF NORTHWEST SECOND AVENUE, AS VACATED AND DISCONTINUED IN RESOLUTION NO. 1463, RECORDED IN O.R. BOOK 950, PAGE 200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF NORTHWEST SECOND AVENUE BOUNDED ON THE NORTH BY MARKET STREET, ALSO KNOWN AS NORTHWEST FOURTH STREET, AND BOUNDED ON THE SOUTH BY AN EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 6, BLOCK 41, OF THE CITY OF DELRAY BEACH, FLORIDA, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA, BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 936, PAGE 561, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 248,970 SQUARE FEET OR 5.7166 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CASON UNITED METHODIST CHURCH AND FURTHER DEDICATES AS FOLLOWS:

TRACTS "A" AND "B" ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF July, 2023.

CASON UNITED METHODIST CHURCH, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

BY: *[Signature]*  
NAME: *[Name]*  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 18 DAY OF July, 2023, BY *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CASON UNITED METHODIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) 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.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
NAME: *[Signature]*  
COMMISSION NO.: *[Number]*

### CITY APPROVAL:

THIS PLAT OF "CASON UNITED METHODIST CHURCH" AS APPROVED ON THE DAY OF July, A.D. 2023 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]*  
DEVELOPMENT SERVICES DIRECTOR

*[Signature]*  
FIRE MARSHAL

*[Signature]*  
CITY OF DELRAY BEACH ENGINEER

### 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 CASON UNITED METHODIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: 7/13/2023

*[Signature]*  
JOHN C. PRIMEAU, ESQUIRE  
ATTORNEY STATE OF FLORIDA  
FLA. BAR NO. 062390

### 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 "CASON UNITED METHODIST CHURCH", 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: 7-3-2023

*[Signature]*  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
LICENSE BUSINESS NO. LB. 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 4/30/23

*[Signature]*  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
ENGLE LAND SURVEYING LLC  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 8447

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S.89°05'30"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 ENGLE LAND SURVEYING LLC, 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: ○

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.

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

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.

