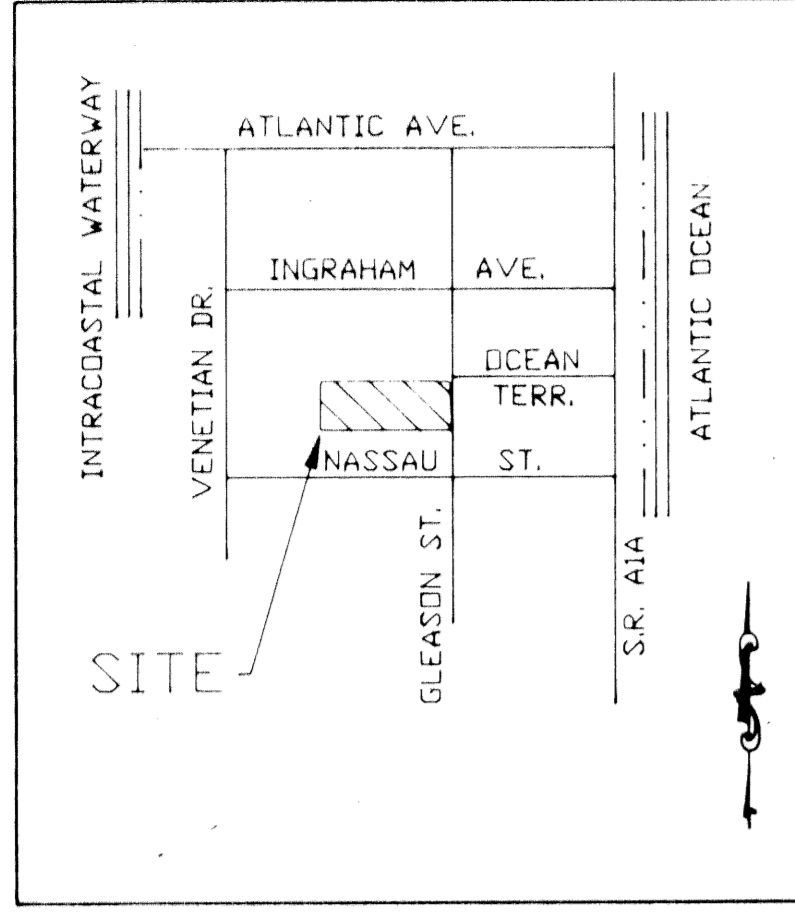
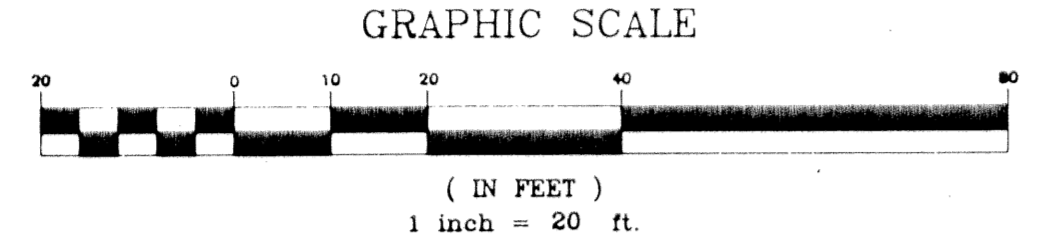


# GLEASON STREET TOWNHOMES

BEING A REPLAT OF A PORTION OF BLOCK 159 OF THE PLAT OF THE FRACTIONAL EAST HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



LOCATION MAP (NOT TO SCALE) SECT. 16, T46S, R43E



SHEET 1 OF 1  
THIS INSTRUMENT PREPARED BY:  
**Manuel A. Gutierrez, P.S.M.**  
IN THE OFFICES OF:  
**SHEREMETA ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
land planning • engineering • surveying  
101 S.E. 8th Avenue, • Delray Beach, Florida 33483 • (407)276-7300

MAY 1996

## DEDICATION

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:05 P.M. THIS 16 DAY OF July 1996 AND DULY RECORDED IN PLAT BOOK NO. 77 ON PAGE 101.  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
By: *Deborah A. Standley* d.c.

KNOW ALL MEN BY THESE PRESENTS THAT AINSLEY CRESCENT CORPORATION, A NEW YORK CORPORATION, IS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
THE SOUTH 100 FEET OF THE NORTH HALF OF BLOCK 159, LESS THE WEST 100 FEET THEREOF, ACCORDING TO THE PLAT OF THE FRACTIONAL EAST HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST (FORMERLY TOWN OF LINTON, NOW KNOWN AS DELRAY BEACH, FLORIDA), RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 25.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "GLEASON STREET TOWNHOMES" AND FURTHER DEDICATES AS FOLLOWS:

SAID LAND IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

WATER AND SEWER EASEMENT IS GRANTED TO THE CITY OF DELRAY BEACH FOR ACCESS, MAINTENANCE, AND INSTALLATION OF WATER AND SEWER MAINS AND APPURTENANCES THERETO.

RIGHT OF ACCESS FOR EMERGENCY PURPOSES IS RESERVED TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, AINSLEY CRESCENT CORPORATION, A NEW YORK CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 26th DAY OF June, 1996.

AINSLEY CRESCENT CORPORATION  
A NEW YORK CORPORATION  
BY: *Robert C. Souaid*  
(PRINT NAME) Robert C. Souaid, PRESIDENT  
WITNESS: *Scott E. Harris*  
(PRINT NAME) Scott E. Harris  
WITNESS: *Jeffery R. Byrnes*  
(PRINT NAME) Jeffery R. Byrnes

## ACKNOWLEDGEMENT

STATE OF Florida } SS  
COUNTY OF Dee

BEFORE ME PERSONALLY APPEARED *Robert C. Souaid* WHO TOOK AN OATH AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF AINSLEY CRESCENT CORPORATION, A NEW YORK CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE (SHE) EXECUTED SAID DEDICATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING DEDICATION IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF June, 1996.

NOTARY PUBLIC *John Anne Souaid*  
MY COMMISSION EXPIRES \_\_\_\_\_

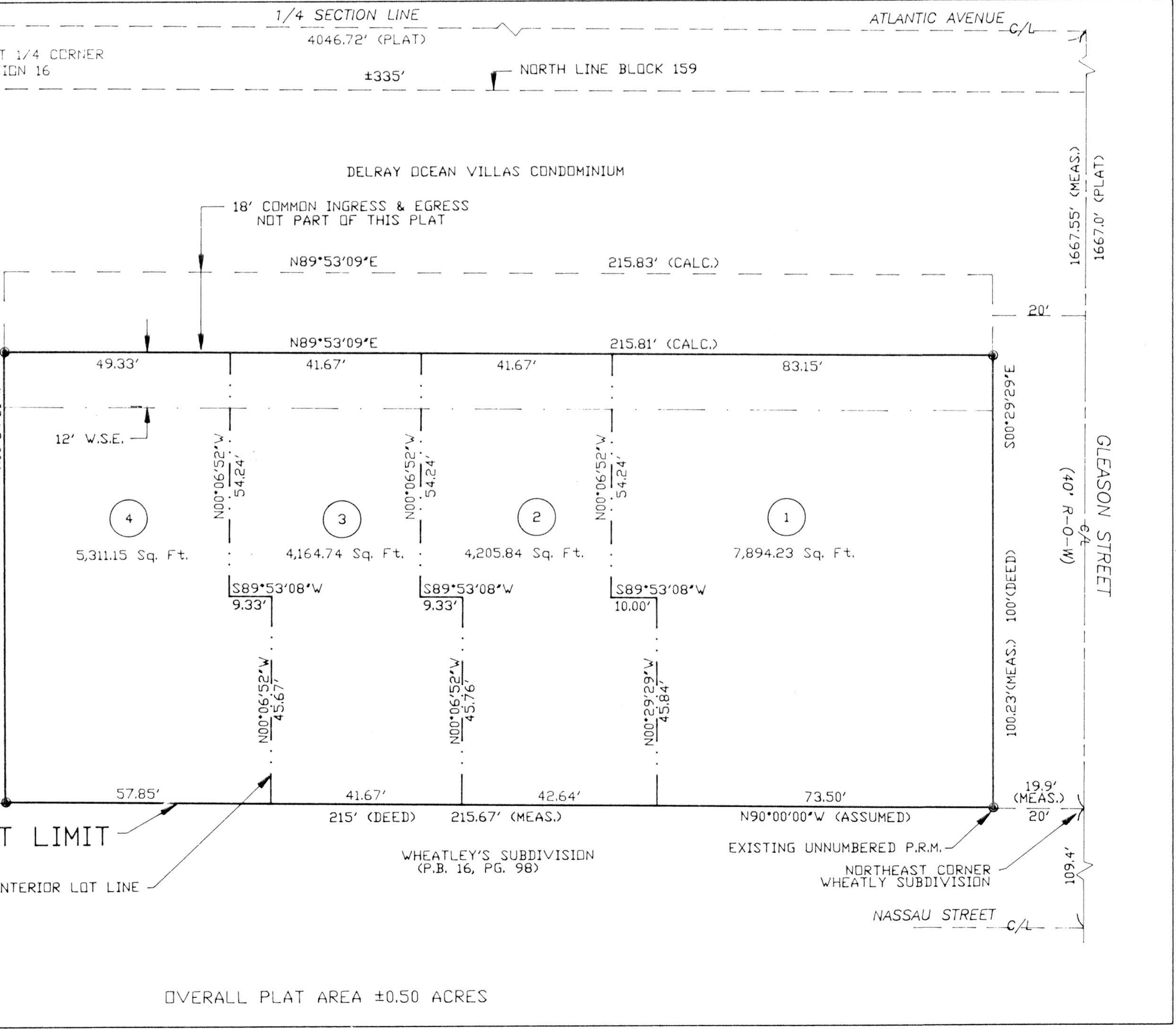
## CITY APPROVALS

THIS PLAT OF GLEASON STREET TOWNHOMES WAS APPROVED ON THE 18th DAY OF June, A.D. 1996 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

*Jeffrey R. Byrnes* ATTEST: *Christina M. Harty*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*John Anne Souaid* DIRECTOR OF PLANNING & ZONING  
*John Anne Souaid* CITY ENGINEER  
*John Anne Souaid* DIRECTOR OF ENVIRONMENTAL SERVICES  
*John Anne Souaid* PLANNING & ZONING BOARD CHAIRMAN  
*John Anne Souaid* FIRE MARSHALL



## TITLE CERTIFICATION

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

I, *Mitchell B. Kirschner*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY AS OF July 5, 1996 AT 2:00 P.M.; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AINSLEY CRESCENT CORPORATION, A NEW YORK CORPORATION; THAT THE AD VALOREM REAL PROPERTY TAXES FOR 1995 HAVE BEEN PAID AND THAT SUCH TAXES FOR 1996 ARE NOT YET DUE AND PAYABLE; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD, WHICH WOULD PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THIS PLAT.

BY: *Mitchell B. Kirschner*  
ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT ON THIS 31st DAY OF May, 1996, THE HEREDIN PLAT WAS PREPARED AND DELINEATED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

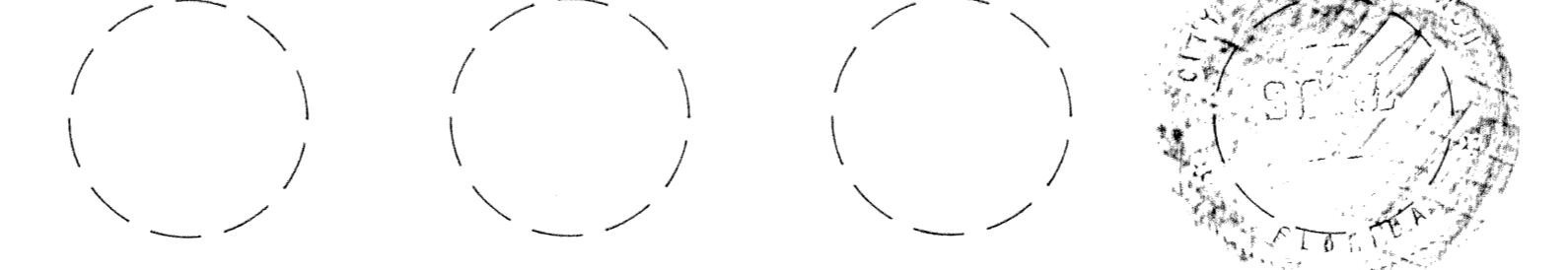
MANUEL A. GUTIERREZ, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102  
STATE OF FLORIDA

## NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) #4102 UNLESS NOTED OTHERWISE
- C/L DENOTES CENTERLINE
- ① DENOTES LOT NUMBER
- CALC. DENOTES CALCULATED.
- MEAS. DENOTES MEASURED.
- W.S.E. DENOTES WATER AND SEWER EASEMENT.

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH ZONING CODE.
- NO BUILDING OF ANY KIND OR PERMANENT STRUCTURE OR TREES SHALL BE PLACED WITHIN UTILITY EASEMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS BASED UPON AN ASSUMED BEARING FOR THE NORTH LINE OF WHEATLEY'S SUBDIVISION BEING NORTH 90°-00'-00" WEST.
- ACCESS TO SAID PLAT IS PROVIDED THROUGH D.R.B. PAGE \_\_\_\_\_ WHICH CONVEYS UNDIVIDED ONE HALF INTEREST OF THE NORTH 18 FEET OF THE SOUTH 118 FEET OF THE NORTH HALF OF BLOCK 159, LESS THE WEST 100 FEET THEREOF ACCORDING TO THE PLAT OF THE FRACTIONAL EAST HALF OF SECTION 16, TWP 46S, RNG 43E TO THE GLEASON STREET TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., TO BE MAINTAINED BY PARTIES HAVING INTEREST IN SAID LAND WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

AINSLEY CRESCENT CORPORATION NOTARY SURVEYOR'S SEAL CITY OF DELRAY BEACH



SUBDIVISION \* GLEASON STREET TOWNHOMES \*  
BLOCK 77 FLOOD MAP \*  
QUAD \* ZONING \*  
SE \* ZIP CODE \*  
PUD NAME City of Delray Beach