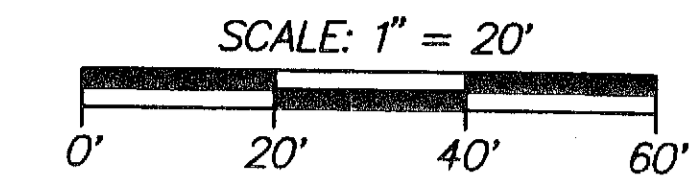


# SWINTON ACRES

BEING A REPLAT OF LOT 1, HIGH ACRES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 85, BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2011  
SHEET 1 OF 1



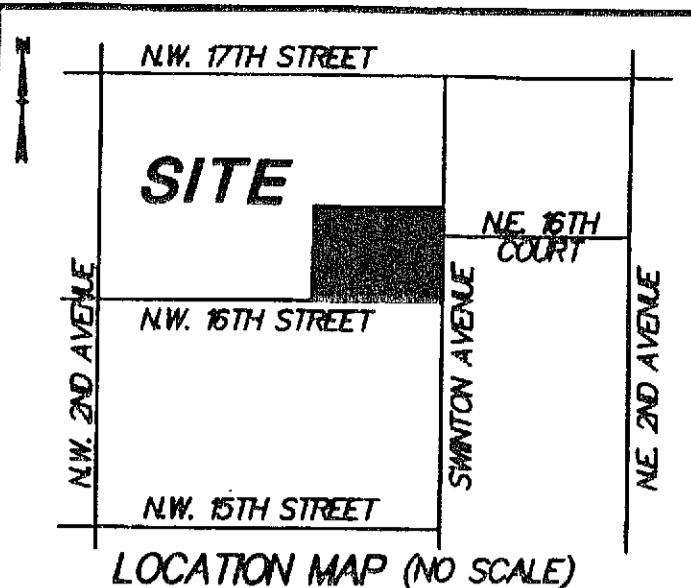
LEGEND:

- CL = CENTERLINE
- CONC = CONCRETE
- OR.B. OFFICIAL RECORDS BOOK
- PR.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED FROM LB353)
- UNLESS STATED OTHERWISE
- G.U.E. = GENERAL UTILITY EASEMENT

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 9:57  
THIS 10 DAY OF MAY  
2011, AND DULY RECORDED IN PLAT BOOK NO.  
114 ON PAGE 43

SHAWN R. BOYD, CLERK AND CONTROLLER  
BY: [Signature]



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH P. MALONEY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 1, HIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 85, BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SWINTON ACRES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, HIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 85, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, HIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 85, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; N0°00'40"E, A DISTANCE OF 123.71 FEET; THENCE N89°59'40"W, A DISTANCE OF 217.00 FEET; THENCE S0°00'40"W, A DISTANCE OF 123.73 FEET; THENCE N90°00'00"E, A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,847 SQUARE FEET MORE OR LESS.

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

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

ALL GENERAL UTILITY 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 FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF, I JOSEPH P. MALONEY DO HERELUNTO SET MY HAND AND SEAL THIS 8 DAY OF March, 2011.

WITNESS: [Signature] by Joseph P. Maloney  
PRINT NAME: Lennie F. Smith  
JOSEPH P. MALONEY

WITNESS: Lennie F. Smith  
PRINT NAME: Lennie F. Smith

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JOSEPH P. MALONEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 8 DAY OF March, 2011.

MY COMMISSION EXPIRES:  
Sep. 24, 2011

[Signature]  
NOTARY PUBLIC  
NAME: Lennie F. Smith  
COMMISSION NO: 120718277

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL W. SIMON, 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 JOSEPH P. MALONEY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: March 8, 2011

[Signature]  
NAME: MICHAEL W. SIMON  
ATTORNEY STATE OF FLORIDA

### CITY APPROVAL:

THIS PLAT OF "SWINTON ACRES" AS APPROVED ON THE 21st DAY OF March, A.D. 2011, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
[Signature] [Signature]  
DIRECTOR OF PLANNING AND ZONING FIRE MARSHAL

[Signature]  
CITY ENGINEER

### SURVEYOR'S CERTIFICATE:

00012-138

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 (PR.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS 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 3/4/11

[Signature]  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SLATER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE 1-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

### 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 "SWINTON ACRES" 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: March 7, 2011

[Signature]  
DANIEL C. BAAK  
LICENSE NO. 5118  
STATE OF FLORIDA  
HELLER-WEAVER AND SHEREMETA, INC.  
CERTIFICATE OF AUTHORIZATION #LB 3449

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 1, HIGH ACRES, PLAT BOOK 21, PAGE 85, HAVING A BEARING OF N90°00'00"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.

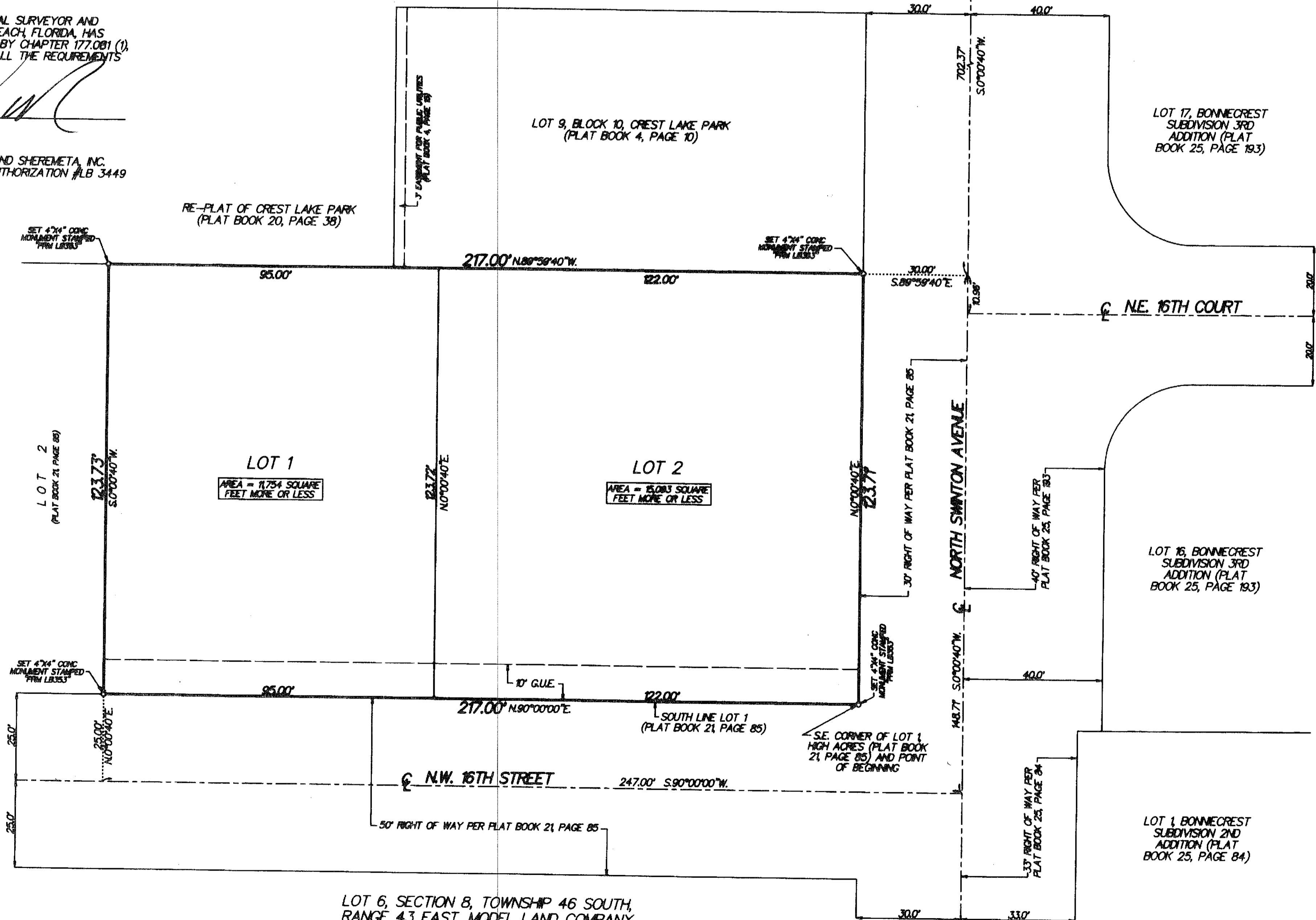
THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLATER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE 1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN AS 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.



LOT 6, SECTION 8, TOWNSHIP 46 SOUTH,  
RANGE 43 EAST, MODEL LAND COMPANY  
(PLAT BOOK 1, PAGE 4)

