OLD DIXIE HIGHWAY U.S. HIGHWAY NO. 1 STATE ROAD A-1-A LOCATION MAP (NO SCALE) DELRAY HONDA

BEING A REPLAT OF A PORTION OF BLOCK 14 AND A PORTION OF THE ROAD RIGHTS OF WAY FOR AVENUE F. AND AVENUE G, DEL-RATON PARK, PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.CO.); A PORTION OF PLAT OF AIDEN, PLAT BOOK 29,
PAGE 211 (P.R.P.B.CO.), AND LOT 1, MORSE-LAMAT PLAT, PLAT BOOK 112, PAGES 139-141 (P.R.P.B.CO.), BEING IN
SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. SHFET 1 OF 3

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

SERVICES

I, MICHAEL S. WEINER, 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 DBVT DEVELOPMENT, 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. DATE: 12/1/14

CITY APPROVAL:

ATTORNEY STATE OF FLORIDA

THIS PLAT OF "DELRAY HONDA" AS APPROVED ON THE _______, A.D. 2014 BY THE CIT OF THE CITY OF DELRAY BEACH. __, A.D. 2014 BY THE CITY COMMISSION AND RÉVIEWED, ACCEPTED, AND CERTIFIED BY N 12.30.14 CHAIRPERSON, PLANNING AND ZONING DIRECTOR OF PLANNING AND ZONING *BOARD* FIRE MARSHAL DIRECTOR OF ENVIRONMENTAL

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BÉ 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. PAUL D. ENGLE SURVEYOR AND MAPPER NO. 5708 O'BRIEN, SUITER & O'BRIEN, INC. 955 N.W. 17TH AVENUE, SUITE K-1 DELRAY BEACH, FLORIDA 33445

REVIEWING SURVEYOR'S STATEMENT:

CERTIFICATE OF AUTHORIZATION NO. 353

LICENSE BUSINESS NO. L.B. 3591

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 "DELRAY HONDA" 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.

DAVID P. LINDLEY, P.L.S. 5005 CAULFIELD WHEELER, INC.

THIS PLAT WAS FILED FOR RECORD AT 2:57.94 THIS 14 DAY OF JAMUARY 2814, AND DULY RECORDED IN PLAT BOOK NO.

COUNTY OF PALM BEACH

STATE OF FLORIDA

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 1, MORSE-LAMAT PLAT (PLAT BOOK 112, PAGES 139-141), HAVING AN ASSUMED BEARING OF N.78°54'10"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,

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, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ()

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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DBVT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF BLOCK 14 AND A PORTION OF THE ROAD RIGHTS OF WAY FOR AVENUE F AND AVENUE G, DEL-RATON PARK, PLAT BOOK 14, PAGES 9 AND 10 (P.R.P.B.BO.); A PORTION OF PLAT OF AIDEN, PLAT BOOK 29, PAGE 211 (P.R.P.B.CO.), AND LOT 1, MORSE-LAMAT PLAT, PLAT BOOK 112, PAGES 139-141 (P.R.P.B.CO.), BEING IN SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 FAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND IN PALM BEACH COUNTY, FLORIDA BEING A PART OF THE PLAT OF DEL- RATON PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

LOTS 28, 29, 30, 31, AND 32, LESS THE EAST 2.00 FEET THEREOF, BLOCK 14, DEL-RATON PARK; LOTS 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, AND 44, BLOCK 14, DEL-RATON PARK; TOGETHER WITH THAT PORTION OF THE 10 FOOT ALLEY RIGHT OF WAY BOUNDED ON THE WEST BY LOT 33 AND ON THE EAST BY LOTS 28 THROUGH 32, INCLUSIVE; ON THE NORTH BY AVENUE "F" AND ON THE SOUTH BY AN ABANDONED ALLEY, BLOCK 14, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ABÁNDONED BY RESOLUTION NO. R-83-1539 RECORDED IN OFFICIAL RECORDS BOOK 4111, PAGE 836 AND TOGETHER WITH ANY AND ALL RIGHTS TO THAT CERTAIN 10 FOOT SERVICE ALLEY ABANDONED BY PALM BEACH COUNTY, AS MORE FULLY DESCRIBED IN THAT CERTAIN COUNTY RESOLUTION NO. R-84-392, RECORDED APRIL 26. 1984, IN OFFICIAL RECORDS BOOK 4222, PAGE 1625, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF VACATED AVENUE F (a/k/a FLADELL WAY) ADJACENT THERETO AS SET FORTH IN RESOLÚTIÓN NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 14, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 14, PAGE 9, LESS THE SOUTHERNMOST FIVE FEET THEREOF, TOGETHER WITH ANY AND ALL RIGHTS TO THAT CERTAIN 10 FOOT SERVICE ALLEY ABANDONED BY PALM BEACH COUNTY, AS MORE FULLY DESCRIBED IN THAT CERTAIN PALM BEACH COUNTY RESOLUTION NO. R-84- 392, RECORDED APRIL 26, 1984, IN OFFICIAL RECORDS BOOK 4222, PAGE 1625, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE NORTH 1/2 OF VACATED AVENUE G (a/k/a TRANSPORTATION LANE) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECÓRDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOTS 23 THROUGH 27, INCLUSIVE, LESS THE EAST 2 FEET AND LESS THE SOUTHERNMOST 5 FEET OF LOT 23; AND LOTS 17 THROUGH 22, INCLUSIVE, LESS THE SOUTHERNMOST 5 FEET, ALL IN BLOCK 14, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14. PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TÖGETHER WITH ANY AND ALL RIGHTS TO THAT CERTAIN 10 FOOT SERVICE ALLEY ABANDONED BY PALM BEACH COUNTY, AS MORE FULLY DESCRIBED IN THAT CERTAIN PALM BEACH COUNTY RESOLUTION NO. R- 83-1538, RECORDED DECEMBER 16. 1983, IN OFFICIAL RECORDS BOOK 4111, PAGE 839, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE NORTH 1/2 OF VACATED AVENUE G (a/k/a TRANSPORTATION LANE) ADJAĆENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECÓRDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

PLAT OF AIDEN, LESS THE WEST 50 FEET THEREOF (MARKED AS ADDITIONAL RIGHT OF WAY FOR OLD DIXIE HIGHWAY) AND LESS THE SOUTH 25 FEET OF THE EAST 65 FEET OF THE WEST 115 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 211, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE NORTH 1/2 OF VACATED AVENUE F (a/k/a FLADELL WAY) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PORTION OF THE SOUTH 1/2 OF THE VACATED AVENUE'F (a/k/a FLADELL WAY) LYING NORTH OF AND ADJACENT TO LOT 2, MORSE-LAMAT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112. PAGES 139 THROUGH 141, INCLUSIVE, AS SET FORTH IN RESOLUTION NO. 35-13 RECORDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 6:

LOT 1 OF MORSE-LAMAT PLAT RECORDED IN PLAT BOOK 112, PAGE 139, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 1/2 OF VACATED AVENUE G (a/k/a TRANSPORTATION LANE) ADJACENT THERETO AS SET FORTH IN RESOLUTION NO. 35- 13 RECÓRDED IN O.R. BOOK 26432, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 455,275 SQUARE FEET OR 10.45 ACRES MORE OR LESS.

PRINT NAME Linda Cortright ACKNOWLEDGEMENT:

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THE OVERALL PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF LOT 1, MORSE-LAMAT PLAT

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112,

PAGES 139 THROUGH 141, PUBLCI RECORDS OF PALM BEACH COUNTY,

FLORIDA: THENCE N.11º05'50"E., ALONG THE WEST RIGHT OF WAY LINE

THE NORTH LINE OF THE PLAT OF AIDEN, ACCORDING TO THE PLAT

PALM BEACH COUNTY, FLORIDA: THENCE N.78°54'10"W., ALONG THE

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.78°

LINE OF LOT 1 OF SAID MORSE-LAMAT PLAT, THENCE S.11°05'50"W.,

537.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE

S.78°54'10"E., ALONG SAID SOUTH LINE, A DISTANCE OF 428.00 FEET

DELRAY HONDA AND DO HEREBY DEDICATE AS FOLLOWS:

TO THE CITY OF DELRAY BEACH.

OF THE LIFT STATION.

WITNESS: Done R. Guthant.

WITNESS: Mente Column

PRINT NAME: ANGUR GUTTART

STATE OF FLORIDA

TO THE POINT OF BEGINNING.

54'10"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF

POINT ON THE WEST LINE OF SAID PLAT OF AIDEN; THENCE S.11° 05'50"W., ALONG SAID WEST LINE, A DISTANCE OF 32500 FEET TO A

FOR U.S. HIGHWAY NO. 1, A DISTANCE OF 862.50 FEET TO A POINT ON

THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 211, PUBLIC RECORDS OF

NORTH LINE OF SAID PLAT OF AIDEN, A DISTANCE OF 693.00 FEET TO A

POINT ON THE SOUTH RIGHT OF WAY LINE OF AVENUE F AS SAID RIGHT

OF WAY WAS ABANDONED BY OFFICIAL RECORDS BOOK 26432, PAGE 168,

265.00 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST

ALONG THE NORTHERLY PROJECTION AND SAID WEST LINE, A DISTANCE OF

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

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED

PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF

ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE MADE TO ANY PUBLIC OR

ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION,

FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER

ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO DBVT

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS

COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _314 DAY OF ______, 2014.

CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS

DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE

OBLIGATION OF THE SAID LIMITED LIABILITY COMPANY, WITHOUT RECOURSE

EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS,

CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND

THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED TO THE CITY

OF DELRAY BEACH FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION

PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE,

AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE

PRIVATE UTILITY, SUCH AS BUT NOT LIMÍTED TO, STORM DRAINAGE,

COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED LARRY VAN TUYL WHO IS PERSONALLY KNOWN AS IDENTIFICATION, AND WHO TO ME OR HAS PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DHVT, INC., A FLORIDA CORPORATION AS MANAGER FOR DBVT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd December, 2014.

Hermiter A. Shragasia Motory Punko - Adacha Merkope Cocasy

Jennifer A. Bongratz COMMISSION NO .: NIA

DHVT, INC., A FLORIDA CORPORATION

A FLORIDA LIMITED LIABILITY-COMPANY

tem

PRESIDENT OF DHVT, INC.

A FLORIDA CORPORATION

AS MANAGER FOR

LARRY/WAN TUYL

DBVT DEVELOPMENT, LLC,









