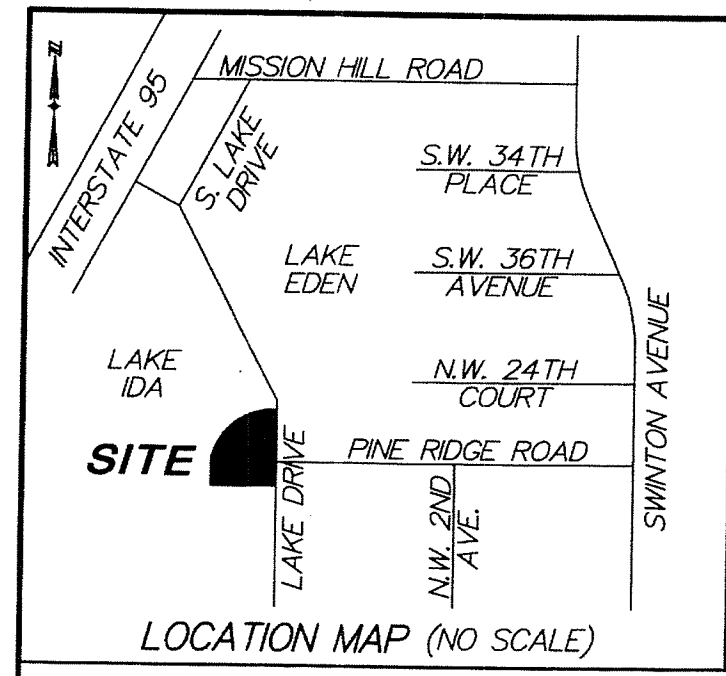


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155

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 12:37 PM
THIS 28 DAY OF Sept
2015, AND DULY RECORDED IN PLAT BOOK NO
120 ON PAGE 155-156
SHARON R. BOCK, CLERK AND CONTROLLER
BY: *Sharon R. Bock*, D.C.



BORDERLINE

BEING A REPLAT OF LOT "A", LAKE SHORE ESTATES, PLAT BOOK 25, PAGE 26 (P.B.C.P.R.) AND A PORTION OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JUNE, 2015
SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MARCELO GOMEZ AND CRISTINA GARCIA-GOMEZ, A MARRIED COUPLE AND JACK GOLDIN AND LUZ GOLDIN, A MARRIED COUPLE, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT "A", LAKE SHORE ESTATES, PLAT BOOK 25, PAGE 26 (P.B.C.P.R.) AND A PORTION OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BORDERLINE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: BEGINNING AT THE NORTHEAST CORNER OF LOT "A", PLAT OF LAKE SHORE ESTATES, AS RECORDED IN PLAT BOOK 25, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH A DISTANCE OF 5.30 FEET; THENCE S.89°55'15"W, A DISTANCE OF 184.41 FEET; THENCE S.0°04'45"E, A DISTANCE OF 17.64 FEET; THENCE S.89°55'15"W, A DISTANCE OF 14.54 FEET; THENCE S.0°06'10"W, A DISTANCE OF 25.07 FEET; THENCE S.89°55'15"E, A DISTANCE OF 21.11 FEET; THENCE NORTH A DISTANCE OF 48.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 150.00 FEET TO A CENTRAL ANGLE OF 5°40'06"; AN ARC DISTANCE OF 14.84 FEET; THENCE N.23°44'38"W, A DISTANCE OF 2.57 FEET; THENCE N.0°51'14"W, A DISTANCE OF 22.05 FEET; THENCE N.73°32'39"E, A DISTANCE OF 12.74 FEET; THENCE N.16°11'44"E, A DISTANCE OF 24.61 FEET; THENCE N.12°11'07"E, A DISTANCE OF 17.11 FEET; THENCE N.44°45'40"E, A DISTANCE OF 55.28 FEET; THENCE N.55°18'01"E, A DISTANCE OF 22.00 FEET; THENCE N.7°14'50"E, A DISTANCE OF 21.18 FEET; THENCE N.83°08'53"E, A DISTANCE OF 125.82 FEET; THENCE S.74°48'01"E, A DISTANCE OF 1.16 FEET; THENCE N.90°00'00"E, A DISTANCE OF 5.32 FEET; THENCE SOUTH 165.24 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT "A", LAKE SHORE ESTATES, AS RECORDED IN PLAT BOOK 25, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF LOT "A", LAKE SHORE ESTATES, AS RECORDED IN PLAT BOOK 25, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID LOT "A", 5.30 FEET; THENCE S.89°55'15"W, PARALLEL WITH THE NORTH LINE OF SAID LOT "A", 184.41 FEET; THENCE S.0°04'45"E, 17.64 FEET; THENCE S.89°55'15"W, PARALLEL WITH SAID NORTH LINE, 14.54 FEET TO THE WEST LINE OF SAID LOT; THENCE N.0°06'10"W, ALONG SAID WEST LINE, 22.94 FEET TO THE NORTH LINE OF SAID LOT "A"; THENCE N.89°55'15"E, ALONG SAID NORTH LINE, 195.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,634 SQUARE FEET OR 1.02 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BORDERLINE AND FURTHER 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.

THE 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 THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO MARCELO GOMEZ AND CRISTINA GARCIA-GOMEZ, A MARRIED COUPLE AND JACK GOLDIN AND LUZ GOLDIN, A MARRIED COUPLE, OWNERS OF THE LAND SHOWN HEREON, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID OWNERS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, WE MARCELO GOMEZ AND CRISTINA GARCIA-GOMEZ DO HEREUNTO SET OUR HANDS AND SEALS THIS 6 DAY OF July 2015.

WITNESS (AS TO BOTH): *Luiz Manay* BY: *Marcelo Gomez*
PRINT NAME: LAUIZ MANAY MARCELO GOMEZ

WITNESS (AS TO BOTH): *Emily Rios* BY: *Cristina Garcia-Gomez*
PRINT NAME: EMILY RIOS CRISTINA GARCIA-GOMEZ

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARCELO GOMEZ AND CRISTINA GARCIA-GOMEZ WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Paul D. Engle, RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF July 2015.

MY COMMISSION EXPIRES: *Paul D. Engle*
NOTARY PUBLIC
NAME: *Paul D. Engle*
COMMISSION NO: *FF066426*

IN WITNESS WHEREOF, WE JACK GOLDIN AND LUZ GOLDIN, DO HEREUNTO SET OUR HANDS AND SEALS THIS 6 DAY OF July 2015.

WITNESS (AS TO BOTH): *Jack Goldin* BY: *Jack Goldin*
PRINT NAME: JACK GOLDIN

WITNESS (AS TO BOTH): *Luz Goldin* BY: *Luz Goldin*
PRINT NAME: LUZ GOLDIN

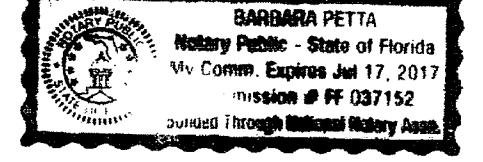
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JACK GOLDIN AND LUZ GOLDIN WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Paul D. Engle, AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF July 2015.

MY COMMISSION EXPIRES: *July 17, 2017*



NOTARY PUBLIC
NAME: *Barbara Petta*
COMMISSION NO: *14087152*

CITY APPROVAL:

THIS PLAT OF "BORDERLINE" AS APPROVED ON THIS 20 DAY OF July, A.D. 2015, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

ATTEST: *Shirley D. Nelson*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Janet Williams 8/10/15
DIRECTOR OF PLANNING AND ZONING

Shirley D. Nelson
CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Paul D. Engle, 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 MARCELO GOMEZ AND CRISTINA GARCIA-GOMEZ, A MARRIED COUPLE AND JACK GOLDIN AND LUZ GOLDIN, A MARRIED COUPLE; 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: *July 6, 2015*

NAME: *Paul D. Engle*
ATTORNEY STATE OF FLORIDA

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 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: *9/20/15*
Paul D. Engle
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-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 "BORDERLINE" 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: *6-30-15*
David P. Lindley
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. LB 3591

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF LOT "A", LAKE SHORE ESTATES, PLAT BOOK 25, PAGE 26, HAVING A BEARING OF S.0°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, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN AS 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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

