

PALM TRAN SOUTH COUNTY FACILITY

BEING A RE-PLAT OF A PORTION OF TRACT 28, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 6, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A RE-PLAT OF TRACT A AND A PORTION OF TRACT B, PALM-TRAN SATELLITE FACILITY AS RECORDED IN PLAT BOOK 81, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SITUATE IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 3

STATE OF FLORIDA) S.S.
COUNTY OF PALM BEACH)

THIS INSTRUMENT WAS FILED FOR RECORD AT 3:36 P.M. THIS 28th DAY OF February 20 19. AND DULY RECORDED IN: PLAT BOOK 127 ON PAGE 194-196 SHARON R. BOCK CLERK & COMPTROLLER PALM BEACH COUNTY BY: [Signature] DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS PALM TRAN SOUTH COUNTY FACILITY, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT 28, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST AS RECORDED IN PLAT BOOK 6, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF TRACT A AND A PORTION OF TRACT B, PALM-TRAN SATELLITE FACILITY AS RECORDED IN PLAT BOOK 81, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 100 FEET OF THE EAST 720 FEET OF THE WEST FIVE-EIGHTHS (W 5/8) OF THE NORTH HALF (N 1/2) OF THE SOUTH QUARTER (S 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE NORTH 170 FEET THEREOF, TOGETHER WITH THE WEST 100 FEET OF THE EAST 820 FEET OF THE SAID WEST FIVE-EIGHTHS (W 5/8) OF THE NORTH HALF (N 1/2) OF THE SOUTH QUARTER (S 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, LESS AND EXCEPT THEREFROM THE NORTH 25 FEET THEREOF, SAID NORTH 25 FEET BEING A PORTION OF PARCEL "B" RIGHT-OF-WAY AS CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 8883, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 2:

TRACTS "E" AND "F" OF THE UNRECORDED PLAT OF THE WEST 5/8 OF THE NORTH 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING EAST OF THE LAKE WORTH DRAINAGE DISTRICT E-4 CANAL, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N 88°30'21" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1018.74 FEET; THENCE RUN N 0°47'13" E ALONG THE EAST LINE OF SAID WEST 5/8, A DISTANCE OF 339.97 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/4 OF SAID NORTHEAST 1/4 OF SECTION 18; THENCE RUN N 88°22'28" W ALONG THE SAID SOUTH LINE, A DISTANCE OF 820.09 FEET TO THE POINT OF BEGINNING NO. 2; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 260.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-4 CANAL; THENCE RUN N 12°50'30" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 323.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 1st STREET; THENCE RUN S 88°14'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.57 FEET TO POINT ON A CURVE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 104.71 FEET TO A POINT ON SAID CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 119°59'32", A RADIUS OF 50.00 FEET, A BEGINNING TANGENT BEARING OF S 28°14'52" E AND AN ENDING TANGENT BEARING OF N 31°45'36" E; THENCE RUN S 88°14'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.06 FEET; THENCE RUN S 0°47'13" W, A DISTANCE OF 316.85 FEET TO THE POINT OF BEGINNING NO. 2.

AND

PARCEL 3:

TRACT A OF THE PLAT OF PALM-TRAN SATELLITE FACILITY, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 81, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 4:

THAT PORTION OF DON FRANCISCO WAY (A/K/A NW 1ST STREET) REQUIRED FOR THIS PROJECT THAT IS PROPERLY ABANDONED.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A, PALM-TRAN SATELLITE FACILITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 187 AND 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 58°14'38" EAST FROM SAID POINT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 120°00'00", FOR A DISTANCE OF 104.72 FEET; THENCE SOUTH 88°14'38" EAST, A DISTANCE OF 53.62 FEET TO A POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 01°45'22" WEST FROM SAID POINT, THE PRECEDING THREE COURSES AND DISTANCES BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT A; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.75 FEET, A CENTRAL ANGLE OF 89°09'12", FOR A DISTANCE OF 78.97 FEET; THENCE NORTH 88°14'38" WEST, A DISTANCE OF 2.45 FEET TO A POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 58°14'24" WEST FROM SAID POINT; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 119°59'32", FOR A DISTANCE OF 104.71 FEET; THENCE NORTH 88°14'38" WEST, A DISTANCE OF 90.57 FEET; THENCE NORTH 12°51'01" EAST, A DISTANCE OF 50.95 FEET TO THE POINT OF BEGINNING.

IN ALL CONTAINING 10.39 ACRES OR 452,604.37 SQUARE FEET MORE OR LESS.

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

TRACT 1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE CITY OF DELRAY BEACH, FLORIDA ZONING DEPARTMENT.

TRACT 2 AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH, FLORIDA.

THIS WATERLINE EASEMENT AS SHOWN HEREON IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER MAINS. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO, THIS 20th DAY OF November, 2018.

PALM BEACH COUNTY BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

By: [Signature] MAYOR
ATTEST: [Signature] SHARON R. BOCK CLERK & COMPTROLLER

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF November, 2018.
BY Mark Bernard AS Mayor OF THE CITY OF DELRAY BEACH, CITY OF PALM BEACH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature] TRACY POWELL
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: February 2, 2020

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS BEING HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

SOUTHEAST GUARANTY & TITLE, INC.
DATED: 10-12-2018 BY: [Signature]
KENNETH L. TOWNSEND, PRESIDENT

CITY OF DELRAY BEACH, FLORIDA

THIS PLAT OF "PALM TRAN SOUTH COUNTY FACILITY" WAS APPROVED ON THE 16th DAY OF November, A.D. 2018 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

By: [Signature] DIRECTOR OF PLANNING AND ZONING DEVELOPMENT SERVICES

By: [Signature] CHAIRPERSON, PLANNING AND ZONING BOARD

By: [Signature] CITY ENGINEER

By: [Signature] CITY OF DELRAY BEACH FIRE MARSHAL

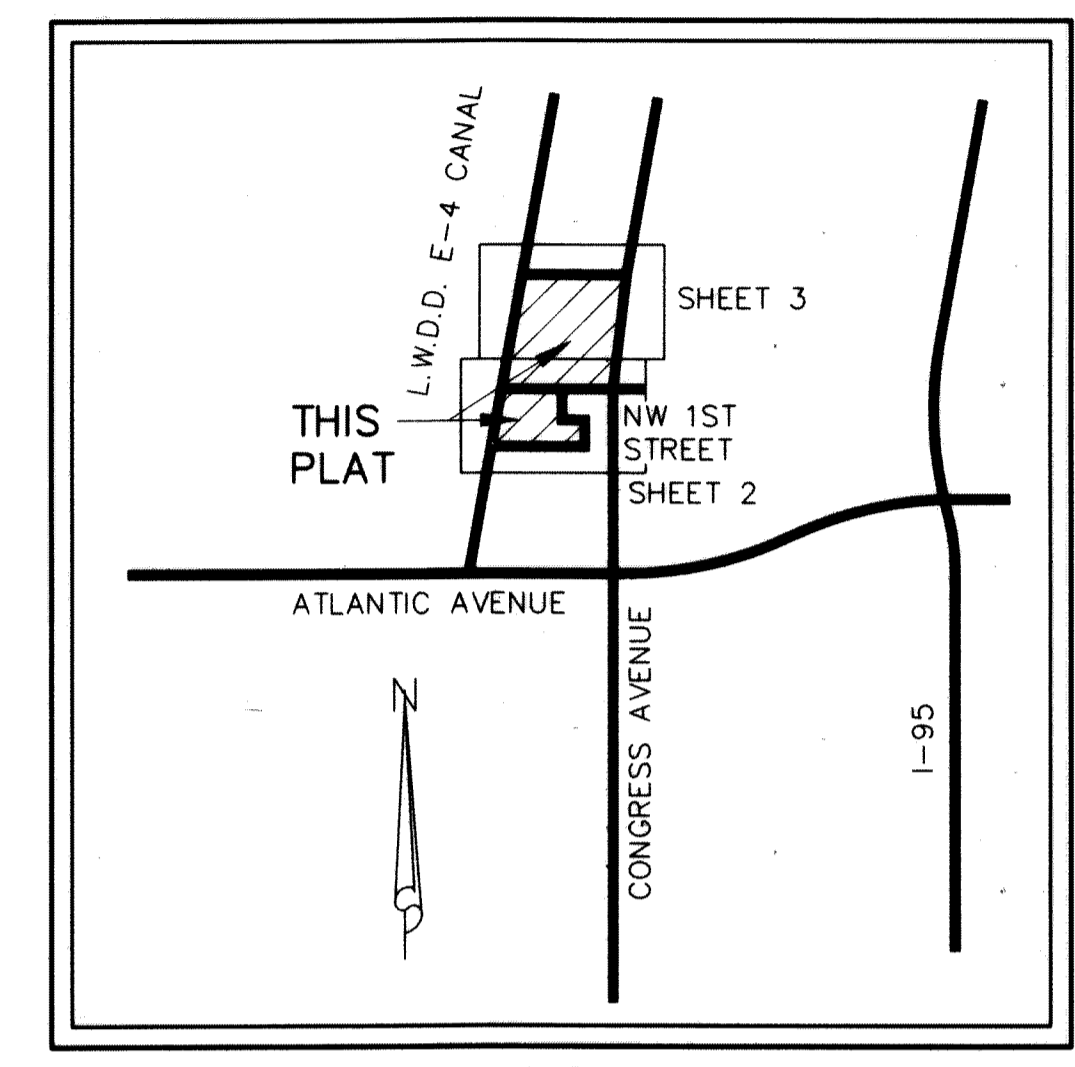
By: [Signature] DIRECTOR OF ENVIRONMENTAL SERVICES UTILITIES DIRECTOR

REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA HAS REVIEWED THE PLAT OF "PALM TRAN SOUTH COUNTY FACILITY" AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES AND FIND THAT IT COMPLIES WITH ALL OF CHAPTER 177 PART 1, FLORIDA STATUTES.

DATED: 10-11-18

[Signature] DAVID E. ROHAL, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS 4315



SURVEYOR'S NOTES

- BEARINGS DEPICTED HEREON ARE RELATIVE TO THE SOUTHERLY LINE OF NW 1ST STREET, SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 88°14'38" EAST BASED UPON THE PROPERTY DESCRIPTION.
- 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 THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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."), ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED: 10/11/2018

[Signature] DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

DENNIS J. LEAVY AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
PHONE: (561) 753 - 0650
FAX: (561) 753 - 0290

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES OF DENNIS J. LEAVY AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER: LB6599 460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FLORIDA 33411 PHONE: (561) 753 - 0650 FAX: (561) 753 - 0290

DENNIS J. LEAVY & ASSOCIATES, INC.

LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: AS SHOWN CHECKED BY: RMM DATE: 04/05/17
DRAWN BY: DAB JOB NO.: 15-024-001

