

COLNON SUBDIVISION

REPLAT OF A PORTION OF THE NORTH ONE-HALF OF THE WEST ONE-HALF OF LOT 2, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4.

DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

APRIL, 1999

SHEET 1 OF 2



48

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This plat was filed for record at)
the 11 day of October) 1999
at 4:48 PM)
in the Public Record Book No. 816
at the Office of the Clerk of the Circuit Court
of Palm Beach County, Florida
by *Paul D. Engle*

LOCATION SKETCH
SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST
DELRAY BEACH, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I KNOW ALL MEN BY THESE PRESENTS THAT PATTI C. COLNON, TRUSTEE OF THE PATTI C. COLNON, REVOCABLE TRUST, DATED FEBRUARY 18, 1988, IS OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF LOT 2, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 4, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, SHOWN HEREON AS COLNON SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE NORTH HALF OF THE WEST HALF OF LOT 2 OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AT A DISTANCE OF 100 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE S 1° 01' 52" E PARALLEL TO THE EAST LINE THEREOF, A DISTANCE OF 125.00 FEET; THENCE N 89° 18' 48" E, PARALLEL TO THE NORTH LINE THEREOF, 0.50 FEET; THENCE S 1° 01' 52" E, PARALLEL TO THE EAST LINE THEREOF, A DISTANCE OF 170.94 FEET; THENCE S 38° 30' 30" E, A DISTANCE OF 48.45 FEET; THENCE N 89° 14' 36" E, PARALLEL TO AND 20 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF LOT 2, A DISTANCE OF 129.80 FEET TO A POINT IN THE EAST LINE OF THE NORTH HALF OF THE WEST HALF OF LOT 2; THENCE S 1° 01' 52" E, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE WEST HALF OF SAID LOT 2; THENCE S 89° 14' 36" W, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 2, A DISTANCE OF 213.68 FEET; THENCE N 24° 14' 30" E, A DISTANCE OF 33.10 FEET; THENCE N 44° 15' 44" W, A DISTANCE OF 41.78 FEET (41.50 FEET DEED); THENCE S 89° 14' 36" W, PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 241.50 FEET; THENCE N 1° 01' 30" W, PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 60.00 FEET; THENCE S 89° 14' 36" W, PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 209.11 FEET TO THE WEST LINE OF THE NORTH HALF OF THE WEST HALF OF SAID LOT 2; THENCE N 1° 01' 30" W ALONG SAID WEST LINE, A DISTANCE OF 214.39 FEET MORE OR LESS TO THE NORTHWEST CORNER THEREOF; THENCE N 89° 18' 48" E ALONG THE NORTH LINE OF THE NORTH HALF OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 509.75 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 25 FEET OF THE EAST 363.50 FEET OF THE NORTH HALF OF THE WEST HALF OF SAID LOT 2, FOR ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 588, PAGE 73, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

1. TRACT A SHOWN ON THIS PLAT IS HEREBY DEDICATED AS A PRIVATE STREET FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO LOTS 2 & 3 AND FOR LANDSCAPING PURPOSES AND FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC POWER, WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, TELEPHONE SERVICE AND CABLE SERVICE TO PROVIDE SUCH SERVICES TO LOTS 1, 2 & 3, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

2. THE 20' DRAINAGE EASEMENT SHOWN ON THIS PLAT ALONG THE WESTERLY LINE OF LOTS 1, 2 & 3, ADJACENT TO LAKE IDA, IS DEDICATED AS A DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 2 & 3 TO BE USED FOR STORM DRAINAGE RETENTION. DOCKS MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENT, HOWEVER THE DOCKS SHALL BE CONSTRUCTED ABOVE THE PERIMETER BERM SO AS NOT TO MATERIALLY LIMIT SITE RETENTION, POST OR OTHER APPROVED SUPPORTS MAY ALSO BE PLACED IN THIS DRAINAGE EASEMENT.

THE MAINTENANCE OBLIGATION AS TO THE 20' DRAINAGE EASEMENT SHALL BE AS FOLLOWS: THE OWNER(S) OF LOT 2 SHALL MAINTAIN THE PORTION OF THE EASEMENT THAT IS WITHIN LOT 1 AND LOT 2, AND THE OWNER(S) OF LOT 3 SHALL MAINTAIN THE PORTION OF THE EASEMENT THAT IS WITHIN LOT 3. THE MAINTENANCE OBLIGATION AS TO TRACT A SHALL APPLY 50% TO THE OWNER(S) OF LOT 2 AND 50% TO THE OWNER(S) OF LOT 3, EXCEPT THAT UTILITY PROVIDERS (OTHER THAN THE CITY) SHALL BE RESPONSIBLE TO MAINTAIN THEIR EQUIPMENT, LINES AND APPURTENANCES ALL WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE OWNERS OF LOTS 2 & 3 SHALL BE RESPONSIBLE TO MAINTAIN THE WATER AND SEWER LINES AND APPURTENANCES IN TRACT A WHICH CONNECT UP TO THE SYSTEM OF THE CITY OF DELRAY BEACH. THE MAINTENANCE OBLIGATION HEREUNDER IS FOR THE OWNERS OF LOTS 2 & 3 TO MAINTAIN ALL ITEMS SPECIFIED HEREIN IN GOOD CONDITION AND REPAIR.

APPURTENANT EXISTING EASEMENTS:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, UPON AND ACROSS THE EAST 25 FEET OF THE EAST 160 FEET OF THE NORTH 125 FEET OF THE NORTH HALF OF THE WEST HALF OF LOT 2 OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 4, AND AN EASEMENT FOR PUBLIC UTILITIES OVER, UNDER, UPON AND ACROSS THE WEST 5 FEET OF THE EAST 160 FEET OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF LOT 2 OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND AN EASEMENT FOR INGRESS AND EGRESS AND FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, UPON AND ACROSS THE EAST 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT IN THE EAST LINE OF THE NORTH HALF OF THE WEST HALF OF LOT 2 OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AT A DISTANCE OF 125 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG SAID EAST LINE, A DISTANCE OF 209.75 FEET MORE OR LESS, TO A POINT IN THE SOUTH LINE THEREOF; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 114.12 FEET; THENCE NORTHWESTERLY, MAKING AN ANGLE WITH THE SOUTH LINE THEREOF, MEASURED FROM EAST TO NORTHWEST OF 128° 20', A DISTANCE OF 73.85 FEET; THENCE NORTHERLY, PARALLEL TO THE EAST LINE OF SAID NORTH HALF OF THE WEST HALF OF LOT 2, A DISTANCE OF 150.94 FEET; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF SAID NORTH HALF OF THE WEST HALF OF LOT 2, A DISTANCE OF 159.7 FEET, TO THE POINT OF BEGINNING, LESS THE SOUTH 20 FEET THEREOF.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF SEPT., 1999, A.D.

PATTI C. COLNON, REVOCABLE TRUST
WHO EXECUTED THE FOREGOING INSTRUMENT AS
TRUSTEE OF THE PATTI C. COLNON REVOCABLE TRUST

WITNESS
Craig C. Machin

Patti C. Colnon
PATTI C. COLNON, TRUSTEE

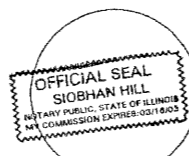
WITNESS
Craig Fitch

ACKNOWLEDGEMENT:

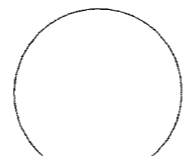
STATE OF ILLINOIS)
COUNTY OF COOK)
BEFORE ME PERSONALLY APPEARED PATTI C. COLNON, TO ME WELL KNOWN AND KNOWN TO ME,
AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PATTI C. COLNON REVOCABLE TRUST, AND SHE ACKNOWLEDGED
TO ME THAT SHE EXECUTED SUCH INSTRUMENT WITH DUE AUTHORITY.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20th DAY OF September, 1999, A.D.

NOTARY PUBLIC STATE OF
Siobhan Hill
PRINT NAME



NOTARY



CITY ENGINEER



REVIEWING SURVEYOR



SURVEYOR

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, THOMAS WOOLLEY JR., A DULY LICENSED TITLE INSURANCE AGENT
IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREOF
DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE PATTI C. COLNON
AS THE TRUSTEE OF THE REVOCABLE TRUST, DATED FEBRUARY 18, 1988; THAT THE CURRENT TAXES HAVE
BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; THERE ARE ENCUMBRANCES OF RECORD BUT THOSE
ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/15/99

Thomas Woolley Jr.
THOMAS WOOLLEY JR.

CITY APPROVAL:

THIS PLAT OF THE COLNON SUBDIVISION AS APPROVED ON THE 7th DAY OF September, 1999,
BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Chris Jones
MAYOR

Christophe Hugo Hardy
ATTEST: CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Diane Dominey
DIRECTOR OF PLANNING AND ZONING

Paul
CHAIRPERSON, PLANNING AND ZONING BOARD

Randall Keyser
CITY ENGINEER

REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081,
FLORIDA STATUTES.

DATED AT DELRAY BEACH, FLORIDA, THIS 7 DAY OF October, 1999.

Paul D. Engle
PAUL D. ENGLE
LICENSE NO. 5100 STATE OF FLORIDA

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND
TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PERMANENT REFERENCE
MONUMENTS (IF ANY) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH
CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED AT DELRAY BEACH, FLORIDA, THIS 8th DAY OF September, 1999.

Burlison A. Gentry
BURLISON A. GENTRY, REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 2580