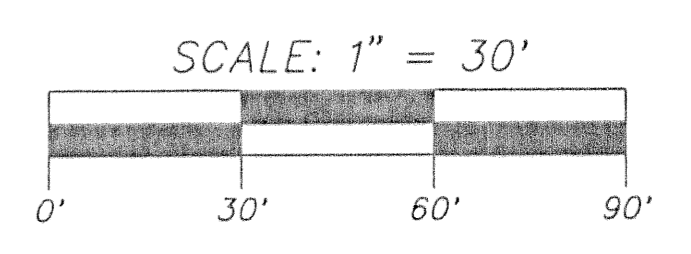
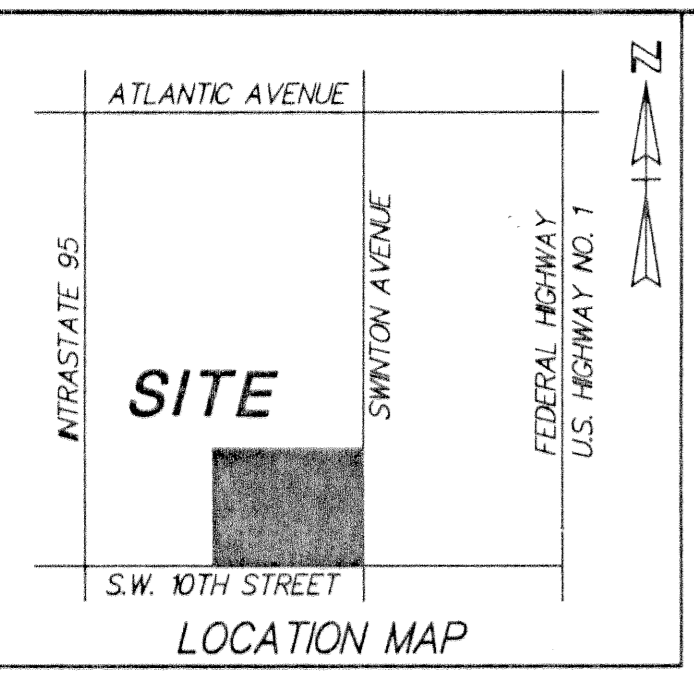


# SWINTON GARDENS

BEING A REPLAT OF A PORTION OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE SOUTH HALF (S.1/2) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY FLORIDA



# 70



SHEET 1 OF 1  
DECEMBER 2001

### 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH CITY COMMISSION FOR THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 3:44 PM  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_03, AND DULY RECORDED IN PLAT BOOK NO.  
98 ON PAGE 70  
DORTHY H. WILKEN, CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_ D.C.

Paul D. Engle 12/09/02  
PAUL D. ENGLE  
SURVEYOR AND MAPPER #5708  
O'BRIEN, SUTER & O'BRIEN, INC.  
2601 NORTH FEDERAL HIGHWAY  
DELRAY BEACH, FLORIDA 33483  
CERTIFICATE OF AUTHORIZATION #LB 3533

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION, OWNERS OF LAND SHOWN HEREON, BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SWINTON GARDENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF LOT 12, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 15 FEET, LESS THE SOUTH 25 FEET, LESS THE WEST 173 FEET AND LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 8615, PAGE 599.

CONTAINING 3.14 ACRES MORE OR LESS.

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

TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

TRACT "B" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PARK PURPOSES.

THE NON-VEHICULAR LINE IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS ACROSS SAID LINE.

THE GENERAL UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR LANDSCAPE PURPOSES AND IS THE MAINTENANCE OBLIGATION OF THE ADJACENT LOT OWNERS THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COMMISSION, THIS 4 DAY OF April 20\_\_03.

Barbara Devito  
ATTEST: CITY CLERK  
BARBARA GARITO  
CITY OF DELRAY BEACH  
A FLORIDA MUNICIPAL CORPORATION  
BY: Mayor  
DAVID W. SCHMIDT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID W. SCHMIDT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CITY OF DELRAY BEACH AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March 20\_\_03.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Carol A. Crowl  
NOTARY PUBLIC  
NAME: Carol A. Crowl  
COMMISSION NO.: 000173181  
Expires: Jun 18, 2007  
Atlantic Bonding Co., Inc.

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED BARBARA GARITO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY CLERK OF THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CITY OF DELRAY BEACH AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION.

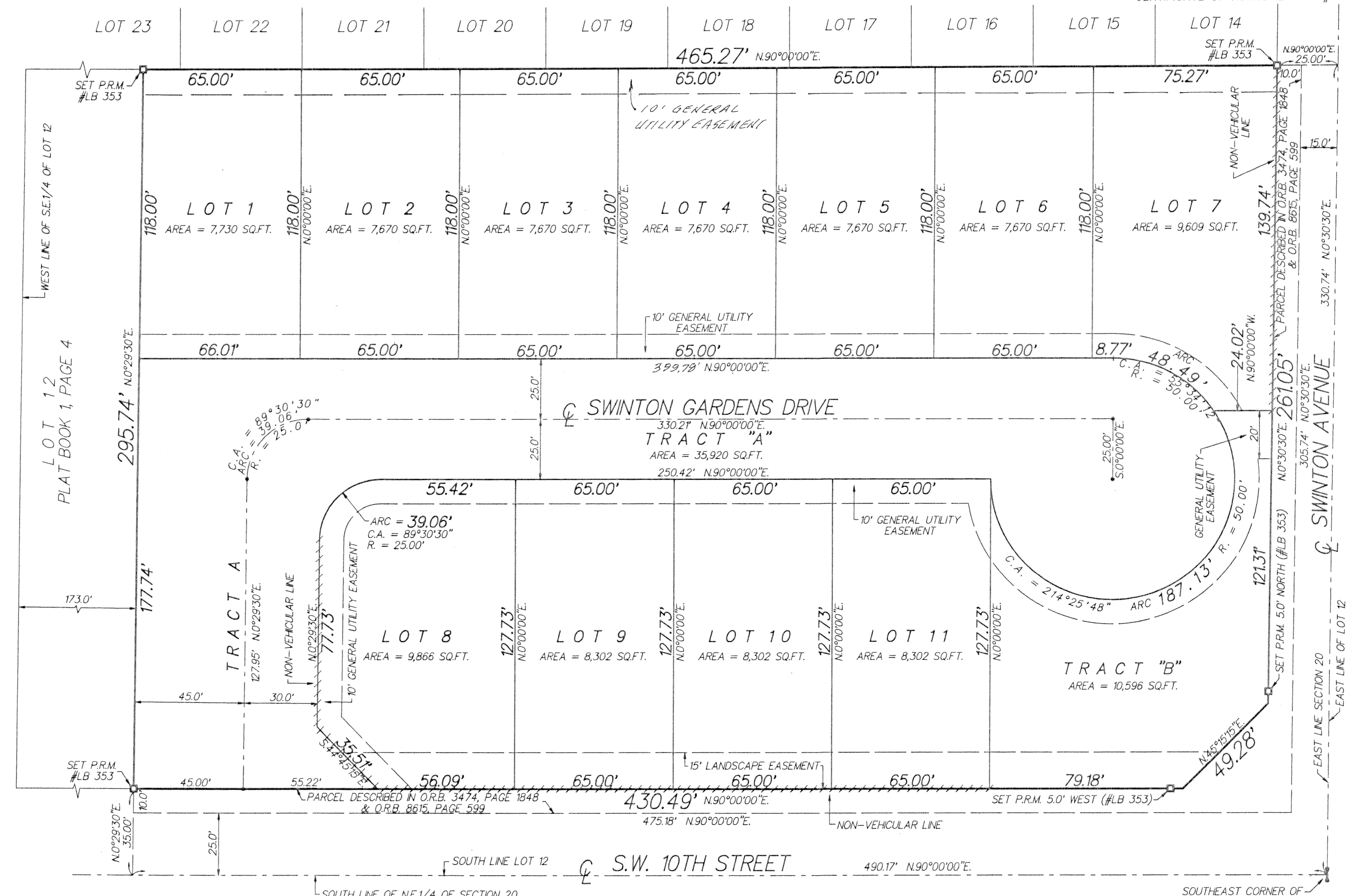
WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF April 20\_\_03.  
MY COMMISSION EXPIRES: 1/2/06  
Notary Public  
NAME: Charles D. Hall - Nubin  
COMMISSION NO.: 0001541

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, ROBERT W. FEDERSPIEL, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: 4/3/03  
ROBERT W. FEDERSPIEL, P.A.

## BELLVIEW COURT (PLAT BOOK 11, PAGE 45)



NOTES:  
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF N.E.1/4 OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, 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 THIS 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, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501.

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □  
PERMANENT CONTROL POINTS (P.C.P.) ARE SHOWN THUS: ●

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, 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 EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

CITY APPROVAL  
THIS PLAT OF SWINTON GARDENS AS APPROVED ON THIS 5th DAY OF November A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.  
MAYOR: David W. Schmidt  
ATTEST: Barbara Devito  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
Paul Borg  
DIRECTOR OF PLANNING AND ZONING  
Randalh. Kujinski  
CITY ENGINEER  
Bill Hales  
DIRECTOR OF ENVIRONMENTAL SERVICES  
W.S. Adams  
FIRE MARSHAL  
Joe Walden  
DIRECTOR OF PARKS AND RECREATION

LEGEND:  
C = CENTERLINE  
O.R.B. = OFFICIAL RECORD BOOK  
C.A. = CENTRAL ANGLE  
R = RADIUS  
--- = NON-VEHICULAR LINE

### 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 THE SWINTON GARDENS, 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: 12-30-02  
JOHN D. WEAVER  
SURVEYOR AND MAPPER NO. 3550  
STATE OF FLORIDA  
HELLER-WEAVER & SHEPHERD, INC.  
CERTIFICATE OF AUTHORIZATION #LB 3449

