

This is not a certified copy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE OFFERED HEREIN TO BE SIGNED BY ITS BOARD OF DIRECTORS, THIS 15th DAY OF DECEMBER, 2018...

TOGETHER WITH: THAT PORTION OF THE WEST HALF OF THE 45 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON AND DELRAY BEACH, ACCORDING TO THE MAP ON PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

TOGETHER WITH: THAT PORTION OF THE EAST HALF OF THE 15 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON AND DELRAY BEACH, ACCORDING TO THE MAP ON PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

TOGETHER WITH: THAT PORTION OF THE NORTH HALF OF THE 55 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON AND DELRAY BEACH, ACCORDING TO THE MAP ON PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

TOGETHER WITH: THAT PORTION OF THE EAST HALF OF THE 15 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON AND DELRAY BEACH, ACCORDING TO THE MAP ON PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

TOGETHER WITH: THAT PORTION OF THE WEST HALF OF THE 45 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON AND DELRAY BEACH, ACCORDING TO THE MAP ON PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

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ATLANTIC GROVE PLAT NO. 2

BEING A REPLAT OF LOTS 16 THROUGH 21, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, PLAT BOOK 5, PAGE 38

AND A PORTION OF THE ALLEY IN BLOCK 36, TOWN OF LINTON, PLAT BOOK 1, PAGE 3

AND A PORTION OF TRACT "R - 2", ATLANTIC GROVE, PLAT BOOK 96, PAGES 55 THROUGH 58

AND A PORTION OF LOT 2, MT. OLIVE BAPTIST CHURCH PROPERTY, PLAT BOOK 69, PAGE 20

AND A PORTION OF THE ALLEY IN BLOCK 28, TOWN OF LINTON, PLAT BOOK 1, PAGE 3

ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY OFFICIAL PRESENCE OR, ON THE NOTARIZATION, THIS 15th DAY OF DECEMBER, 2018, BY KEVIN E. RICHARD, MANAGER OF ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., AND KEVIN E. RICHARD, MANAGER OF ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME (S) HAS PRODUCED (S) TYPE OF IDENTIFICATION AS IDENTIFICATION.

MY COMMISSION EXPIRES: DATE: 12/15/2018 SIGNATURE: Kevin E. Richard (PRINTED NAME) NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY OFFICIAL PRESENCE OR, ON THE NOTARIZATION, THIS 15th DAY OF DECEMBER, 2018, BY KEVIN E. RICHARD, MANAGER OF ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., AND KEVIN E. RICHARD, MANAGER OF ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME (S) HAS PRODUCED (S) TYPE OF IDENTIFICATION AS IDENTIFICATION.

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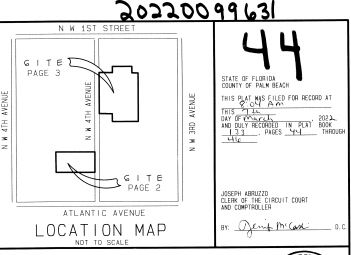
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CITY OF DELRAY BEACH CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS CITY OF DELRAY BEACH, FLORIDA MUNICIPAL CORPORATION THIS PLAT IS AN ATLANTIC GROVE PLAT NO. 2, AS APPROVED ON THE DAY OF DECEMBER 2018 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA. ATTEST: Kevin E. Richard, CITY CLERK. AND REVIEWED, ASSIGNED AND CERTIFIED BY: William Stewart, DIRECTOR OF PLANNING AND ZONING. Patrick D. Reynolds, CITY ENGINEER.

REVIEWING SURVEYOR'S STATEMENT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 173, PART 1, FLORIDA STATUTES. THIS REVIEW DOES NOT PROVIDE THE VERIFICATION OF METRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS AT LOT CORNERS.

SURVEYOR'S CERTIFICATE THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND UNDER APPROPRIATE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCORDANT TO THE FLORIDA STATUTES. THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 173, PART 1, FLORIDA STATUTES. THIS REVIEW DOES NOT PROVIDE THE VERIFICATION OF METRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS AT LOT CORNERS.

NOTES 1. BEARINGS SHOWN HEREIN ARE BASED ON A GRID BEARING OF NORTH 01°31'28" WEST ALONG THE EAST SIGHT OF WAY LINE OF S.W. 4TH AVENUE. 2. 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.

TITLE CERTIFICATION I HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLED TO THE HEREIN DESCRIBED PROPERTY THAT I FIND TITLE TO THE PROPERTY IS HELD IN ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT. THAT THERE ARE NO UNRECORDED INTERESTS, AND THAT CURRENT TAXES HAVE BEEN PAID. THAT THERE ARE NO UNRECORDED INTERESTS, AND THAT THERE ARE NO UNRECORDED INTERESTS THAT WOULD BE AFFECTED BY THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ATLANTIC GROVE PLAT NO. 2 THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH PROFESSIONAL SURVEYOR AND MAPPING FLORIDA LICENSE NUMBER L.S. 82339 PROJECT NUMBER 5700 RICHARD H. SMITH, INC. SURVEYING AND MAPPING FLORIDA LICENSE NUMBER L.S. 7803 4909 FOREST DALE DRIVE LAKE WORTH, FL 33449 (813) 530-8234 SHEET 1 OF 3

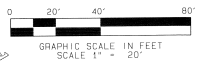


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ATLANTIC GROVE PLAT NO. 2

BEING A REPLAT OF
 LOTS 16 THROUGH 21, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY,
 PLAT BOOK 5, PAGE 38
 AND
 A PORTION OF THE ALLEY IN BLOCK 36, TOWN OF LINTON, PLAT BOOK 1, PAGE 3
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 A PORTION OF TRACT "R - 2", ATLANTIC GROVE, PLAT BOOK 96, PAGES 55 THROUGH 58
 AND
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 AND
 A PORTION OF THE ALLEY IN BLOCK 28, TOWN OF LINTON, PLAT BOOK 1, PAGE 3
 ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

45



LEGEND
 ○ CENTERLINE
 ■ PERMANENT REFERENCE MONUMENT
 SET BY STIP FROM IRON ROD AND CAP
 STAMPED FROM LB 10527
 ● PERMANENT REFERENCE MONUMENT
 SET BY NAIL AND STIP
 STAMPED FROM LB 10527

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 ATLANTIC GROVE TOWNSHIP ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT,
 HEREBY ACCEPTS THE RESERVATIONS OR REBUTATIONS TO SAID ASSOCIATION AS STATED AND
 SHOWN HEREIN, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS
 STATED HEREIN, DATED THIS 12 DAY OF ~~November~~ December, 2014.

ATLANTIC GROVE TOWNSHIP ASSOCIATION, INC. FOR PROFIT
 BY: Chris New
 PRESIDENT
 WITNESS: Maria A. Huck
 PRINT NAME: Maria A. Huck
 WITNESS: Saveria Chavez
 PRINT NAME: Saveria Chavez
 ACKNOWLEDGMENT

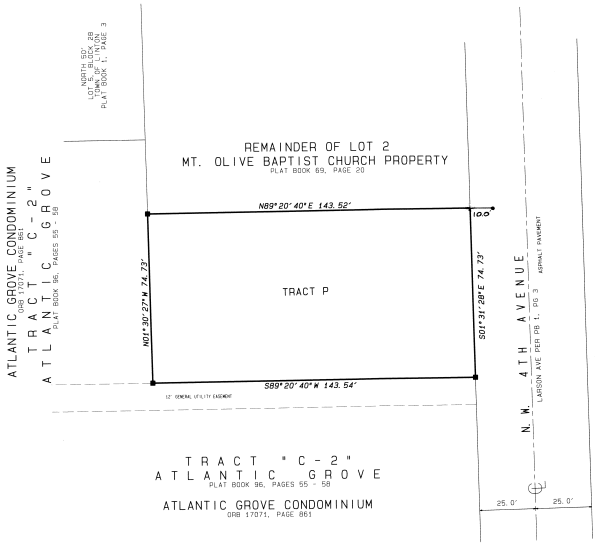
ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR
 PROFIT, HEREBY ACCEPTS THE RESERVATIONS OR REBUTATIONS TO SAID ASSOCIATION AS
 STATED AND SHOWN HEREIN, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE
 SAME AS STATED HEREIN, DATED THIS 12 DAY OF ~~November~~ December, 2014.

ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC. FOR PROFIT
 BY: Kevin Rickard
 PRESIDENT
 WITNESS: Saveria Chavez
 PRINT NAME: Kevin Rickard
 ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL
 PRESENCE OR ONLINE NOTARIZATION, THIS 12 DAY OF December, 2014,
 BY Chris New AS PRESIDENT OF ATLANTIC GROVE TOWNSHIP ASSOCIATION, INC.,
 A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME, OR WHO
 PRODUCED Identification (TYPE OF IDENTIFICATION) IN RELIATION.
 MY COMMISSION EXPIRES: 12/31/2015
 SIGNATURE: Kevin E. Rickard
 (PRINTED NAME) - NOTARY PUBLIC

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL
 PRESENCE OR ONLINE NOTARIZATION, THIS 12 DAY OF December, 2014,
 BY Kevin Rickard AS PRESIDENT OF ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC.,
 A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME, OR WHO
 PRODUCED Identification (TYPE OF IDENTIFICATION) IN RELIATION.
 MY COMMISSION EXPIRES: 12/31/2015
 SIGNATURE: Kevin E. Rickard
 (PRINTED NAME) - NOTARY PUBLIC



ATLANTIC GROVE PLAT NO. 2	
THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NUMBER 15, 8239.	
RICHARD H. SMITH, INC. SURVEYING AND MAPPING FLORIDA LICENSE NUMBER 15, 8239 4600 FOREST DALE DRIVE LAKE WORTH, FL 33469 (561) 536-8088	SHEET NUMBER 5700
	SHEET 2 OF 3

