

"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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF DELRAY RIDGE, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4; THENCE RUN SOUTH 89°14'20" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 340.00 FEET; THENCE NORTH 01°05'57" WEST ALONG A LINE 340.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°05'57" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TANGERINE TRAIL AS SHOWN ON THE PLAT OF LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 206, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 89°14'41" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE 220.01 FEET; THENCE NORTH 01°05'39" WEST ALONG THE WEST LINE OF SAID PLAT OF LAKE HEIGHTS, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID TANGERINE TRAIL; THENCE SOUTH 89°14'51" WEST ALONG THE WESTERLY EXTENSION OF THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF TANGERINE TRAIL, A DISTANCE OF 105.47 FEET TO A POINT ON THE WEST LINE OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°48'56" WEST ALONG A LINE 20 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 76.86 FEET TO A POINT, SAID POINT LYING ON THE EASTERNLY RIGHT-OF-WAY LINE OF SWINTON AVENUE AS RECORDED IN ROAD BOOK 3, PAGES 250 THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 11°44'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 229.89 FEET; THENCE NORTH 88°48'56" EAST, DEPARTING SAID RIGHT-OF-WAY LINE OF SWINTON AVENUE, A DISTANCE OF 33.50 FEET TO A POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE SOUTH 00°51'53" EAST ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 182.79 FEET TO A POINT ON THE EASTERNLY RIGHT-OF-WAY LINE OF SWINTON AVENUE AS RECORDED IN ROAD BOOK 3, PAGES 250 THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 80°37'31" EAST; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1816.53 FEET AND A CENTRAL ANGLE OF 07°43'27", AN ARC DISTANCE OF 244.83 FEET; THENCE NORTH 89°08'06" EAST, A DISTANCE OF 0.17 FEET TO A POINT ON THE 89°08'06" WEST; THENCE CONTINUE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°53'47", AN ARC DISTANCE OF 39.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 22nd STREET AS RECORDED IN OFFICIAL RECORD BOOK 887, PAGE 349, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°14'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 283.30 FEET TO THE POINT OF BEGINNING.

LYING IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 225,835 SQUARE FEET, OR 5.1845 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY RIDGE AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 14 ARE HEREBY RESERVED BY DELRAY RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

2. RESIDENTIAL ACCESS STREET

TRACT, R AS SHOWN HEREON, IS HEREBY RESERVED FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE STREET FOR DRAINAGE, INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RE COURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

3. PUBLIC RIGHT-OF-WAY

TRACT RW IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

4. OPEN SPACE TRACTS

TRACTS L AND L-1, AS SHOWN HEREON ARE HEREBY RESERVED FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

THE PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA AS PUBLIC ACCESS FOR NON-VEHICULAR INGRESS AND EGRESS.

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; 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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE, WALL REPAIR, DRAINAGE AND UTILITY PURPOSES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS ____ DAY OF ____ 2021.

DELRAY RIDGE LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: RONALD ELLISH, MANAGER

WITNESS: _____
PRINT NAME

DELRAY RIDGE LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SEAL

DELRAY RIDGE

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF

CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF ____ 2021, BY RONALD ELLISH AS MANAGER FOR DELRAY RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF ____ 2021.

DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: _____ BY: RONALD ELLISH
PRINT NAME PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF ____ 2021, BY RONALD ELLISH AS PRESIDENT FOR DELRAY RIDGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

MORTGAGEES JOINDER AND CONSENT:

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____, AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF ____ 2021.

CENTENNIAL BANK
AN ARKANSAS BANKING CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: _____ BY: BILL BRAMLETT
PRINT NAME SENIOR VICE PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

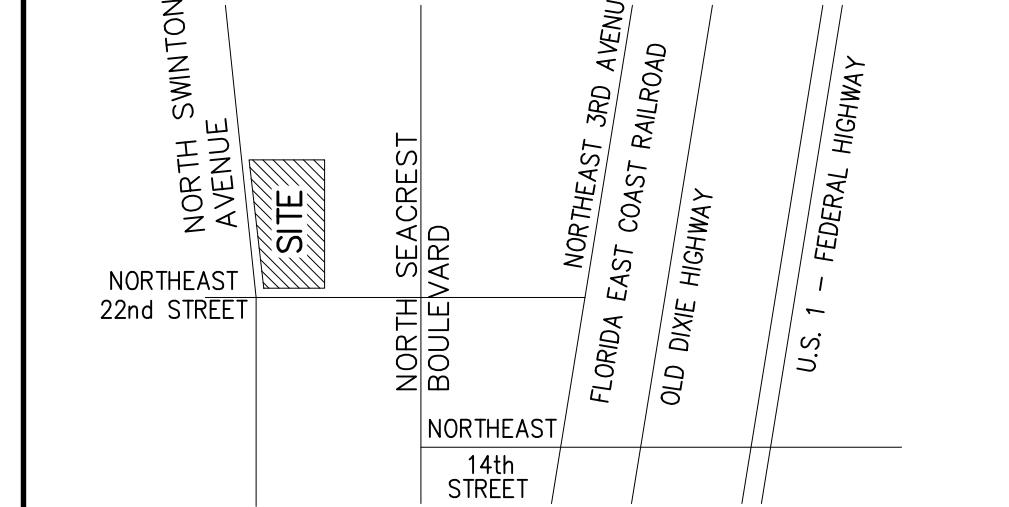
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF ____ 2021, BY BILL BRAMLETT AS SENIOR VICE PRESIDENT FOR CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

DELRAY RIDGE
HOMEOWNERS'
ASSOCIATION, INC.

MORTGAGEE



VICINITY MAP NOT TO SCALE

NAME	SQUARE FEET	ACRES
TRACT RW	3,300	0.0758
TRACT R	37,300	0.8563
TRACT L	28,379	0.6515
TRACT L-1	2,809	0.0645
LOTS	154,055	3.5366
TOTAL	225,843	5.1847

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____ M.
THIS ____ DAY OF ____ A.D. 2021 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ THRU ____.

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: DEPUTY CLERK

CLERK

I, GARY S. DUNAY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBE DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DELRAY RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, GARY S. DUNAY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBE DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DELRAY RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CITY APPROVALS:

THIS PLAT OF DELRAY RIDGE AS APPROVED ON THE ____ DAY OF ____ A.D. 2021 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR ATTEST: CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR ATTEST: PLANNING & ZONING BOARD CHAIRPERSON
CITY ENGINEER FIRE MARSHAL

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 DELRAY RIDGE, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: _____

JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG. #4409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

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 SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: _____

DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
5

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
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DELRAY RIDGE

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TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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