

THIS INSTRUMENT WAS PREPARED BY:  
JOHN T DOOGAN, P.L.S.  
AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594

# KOLTER HOTEL DELRAY

BEING A REPLAT OF LOTS 13 THROUGH 20, INCLUSIVE, BLOCK 118, CONKLING & THORNDYKE SUBDIVISION OF BLOCK 118,  
AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.

THIS \_\_\_\_ DAY OF  
A.D. 201\_\_\_\_ AND DULY RECORDED

IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 1 OF 2 SHEETS

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT DK DELRAY DOWNTOWN, LLC A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, KOLTER HOTEL DELRAY, BEING A RE-PLAT OF LOTS 13 THROUGH 20, INCLUSIVE, BLOCK 118, CONKLING & THORNDYKE SUBDIVISION OF BLOCK 118, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOTS 16, 17, 18, 19 AND 20 IN CONKLING & THORNDYKE SUBDIVISION OF BLOCK 118, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 430, PAGE 424 AND OFFICIAL RECORDS BOOK 435, PAGE 563, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 13, 14 AND 15 IN CONKLING & THORNDYKE SUBDIVISION OF BLOCK 118, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 430, PAGE 424 AND OFFICIAL RECORDS BOOK 435, PAGE 563, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 52.776 SQUARE FEET (1.2116 ACRES) MORE OR LESS.

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO THE DK DELRAY DOWNTOWN LLC, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

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

TRACT C, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

PEDESTRIAN CLEAR ZONE EASEMENT: THAT THE PEDESTRIAN CLEAR ZONE EASEMENT IS DEDICATED TO THE CITY OF DELRAY BEACH AS A PERPETUAL EASEMENT FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS, AND SHALL BE IMPROVED AS AN EXTENSION OF THE PUBLIC SIDEWALK AND MATCH THE PUBLIC SIDEWALK IN DESIGN AND MATERIAL, PROVIDING A SEAMLESS PHYSICAL TRANSITION. THE PEDESTRIAN CLEAR ZONE IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER AND SHALL BE MAINTAINED IN CONFORMANCE WITH THE CITY'S PRACTICES OF MAINTAINING PUBLIC SIDEWALKS THROUGHOUT THE CITY. THE PEDESTRIAN CLEAR ZONE SHALL PROVIDE A CONTINUOUS UNOBSTRUCTED PATH MEETING ADA REQUIREMENT.

IN WITNESS WHEREOF, DK DELRAY DOWNTOWN, LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD THIS 15th DAY OF JANUARY 2018

DK DELRAY DOWNTOWN, LLC  
A FLORIDA LIMITED COMPANY

NAME: SCOTT WEBB, TITLE: MANAGER

WITNESS: Jessica Zehetmair  
PRINT NAME:

BY: SCOTT WEBB  
NAME: SCOTT WEBB, TITLE: MANAGER

WITNESS: Jessica Zehetmair  
PRINT NAME:  
WITNESS: Samantha Powell  
PRINT NAME: SAMANTHA POWELL

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

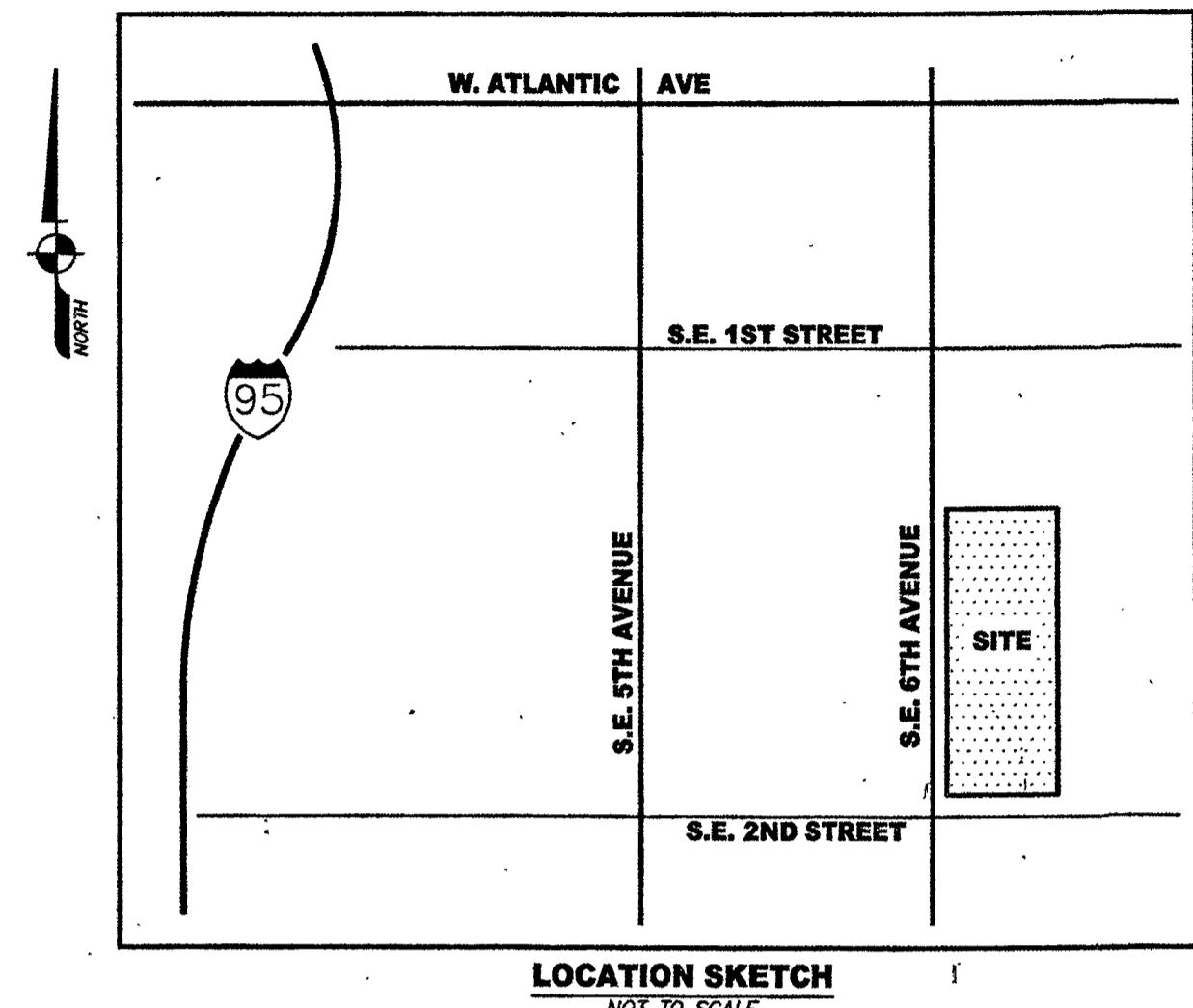
BEFORE ME PERSONALLY APPEARED SCOTT WEBB WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF DK DELRAY DOWNTOWN, LLC A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY 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 COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JANUARY 2018

MY COMMISSION EXPIRES: 7/10/2018

NOTARY PUBLIC ARIF YILDIRIM

NOTARY SEAL  
FF140573  
(PRINT NUMBER)

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 THE CITY.



## TITLE CERTIFICATION:

I, GUIDO VIRGILI, OF K TITLE COMPANY LLC A DULY LICENSED TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THROUGH 2017, THAT I FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN DK DELRAY DOWNTOWN, 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.

DATED: January 15, 2018

BY: Guido Virgili  
PRINT NAME: GUIDO VIRGILI  
OFFICER OF K TITLE COMPANY LLC

## CITY OF DELRAY BEACH:

THIS PLAT OF "KOLTER HOTEL DELRAY", WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_\_\_ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: \_\_\_\_\_ ATTEST: \_\_\_\_\_

AND REVIEWED, ACCEPTED, AND CERTIFIED BY: \_\_\_\_\_

BY: PLANNING, ZONING AND BUILDING DIRECTOR

BY: CITY ENGINEER

BY: CHAIRPERSON, PLANNING AND ZONING BOARD

BY: CITY OF DELRAY BEACH FIRE MARSHALL

## REVIEWING SURVEYOR:

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 "KOLTER HOTEL DELRAY", 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.

DATED: 1/18/2018

BY: David P. Lindley  
PRINT NAME: DAVID P. LINDLEY  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
L.B. NO. 3591  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434

## 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") AND MONUMENTS 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 CITY OF DELRAY BEACH, FLORIDA.

DATED: 1/18/2018

BY: John T. Doogan  
PRINT NAME: JOHN T. DOOGAN  
FLORIDA REGISTRATION NO. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432

NOTARY PUBLIC CERTIFICATE  
NO. 4409  
STATE OF FLORIDA  
REGISTERED  
SURVEYOR  
REVIEWING

DK DELRAY DOWNTOWN, LLC

CITY OF DELRAY BEACH

SURVEYOR  
REVIEWING

THIS INSTRUMENT WAS PREPARED BY:  
 JOHN T DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594

**KOLTER HOTEL DELRAY**  
 BEING A REPLAT OF LOTS 13 THROUGH 20, INCLUSIVE, BLOCK 118, CONKLING & THORNDYKE SUBDIVISION OF BLOCK 118,  
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