

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 THE WEST 5 FEET THEREOF FOR ROAD.

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

WITNESS: Jessica Zehetmaier
PRINT NAME: Jessica Zehetmaier
NAME: SCOTT WEBB, TITLE: MANAGER

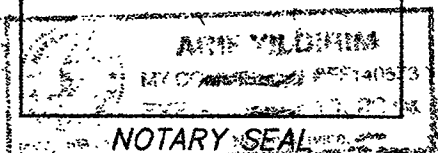
WITNESS: Jessica Zehetmaier
PRINT NAME: Jessica Zehetmaier
WITNESS: Samantha Powell
PRINT NAME: Samantha Powell

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

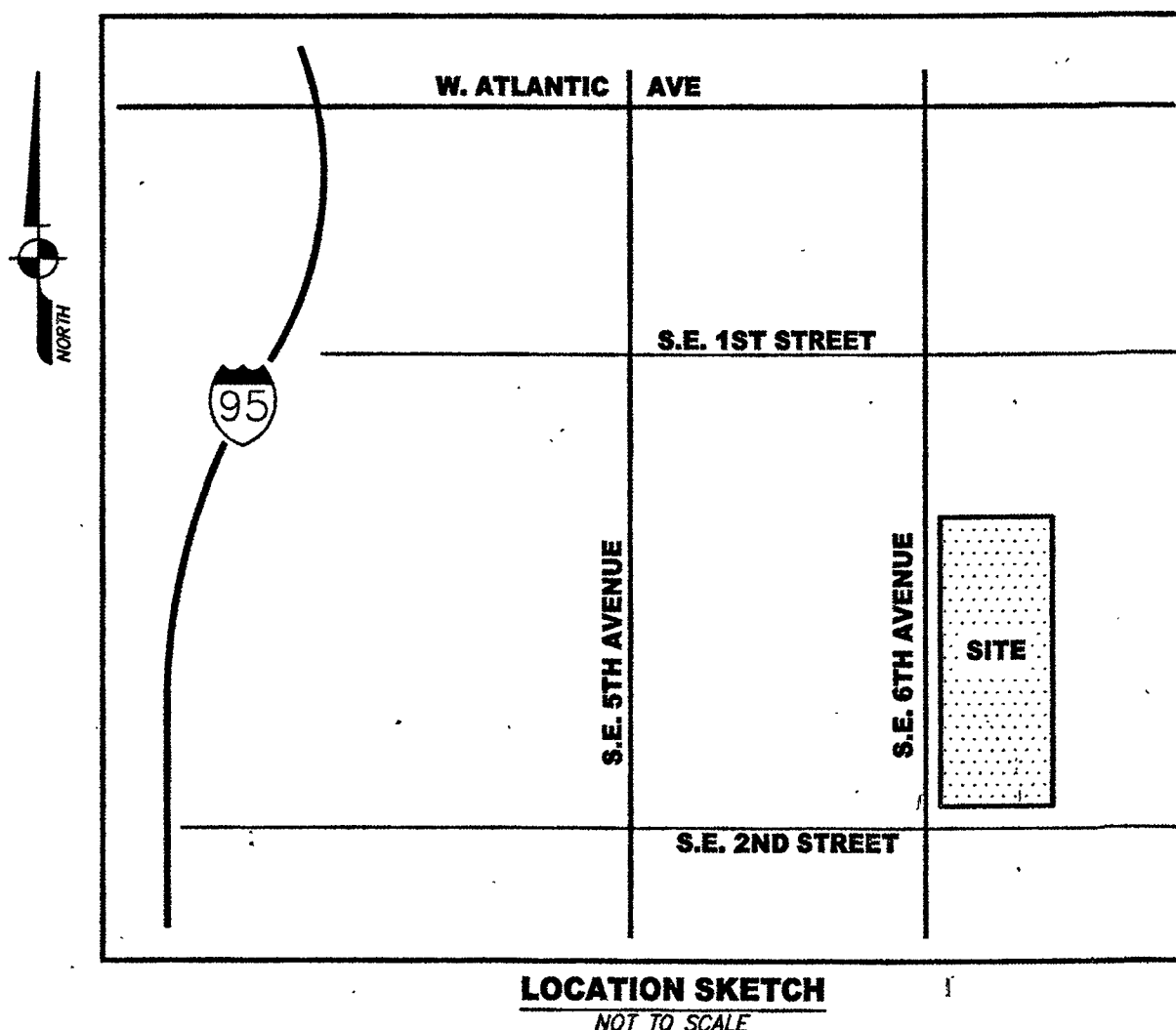
MY COMMISSION EXPIRES: 7/10/2018



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 PALM BEACH COUNTY, FLORIDA.



MORTGAGEE'S CONSENT:

STATE OF Florida)
COUNTY OF Palm Beach) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 29476 AT PAGE 1731 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF January, 2018

WITNESS: Dana Hunter
PRINT NAME: Dana Hunter
WITNESS: Cory Clement
PRINT NAME: Cory Clement

PNC BANK, NATIONAL ASSOCIATION
BY: Steve Potting
NAME: Steve Potting
TITLE: Vice President

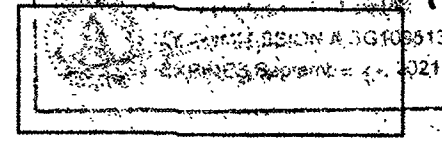
ACKNOWLEDGMENT:

STATE OF Florida)
COUNTY OF Palm Beach) SS

BEFORE ME PERSONALLY APPEARED Steve Potting WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF PNC BANK, A NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID bank AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE _____ SEAL OF SAID _____ 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 bank

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF January, 2018

MY COMMISSION EXPIRES: 9/24/2021



NOTARY SEAL
66104513
(PRINT NUMBER)

NOTARY PUBLIC

NOTES:

- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE GRID BASED ON THE NORTH LINE OF LOT 20, BLOCK 118 HAVING A BEARING OF N89°20'52"E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CENTERLINE; A = CENTRAL ANGLE; L = ARC LENGTH; L.B. = LICENSED BUSINESS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; R.P.B. = ROAD PLAT BOOK.
- ☐ - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT AND A 3" BRASS DISC STAMPED "PRM LB 3300"

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 THROUGHOUT 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:

CITY CLERK

BY: _____
PLANNING, ZONING AND BUILDING DIRECTOR

BY: _____
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: _____
CITY ENGINEER

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: 1/13/18

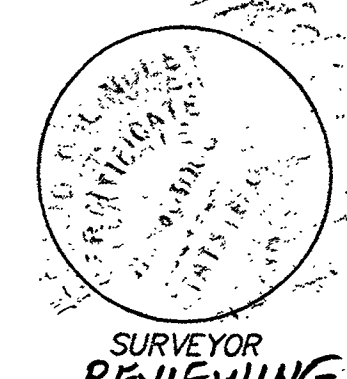
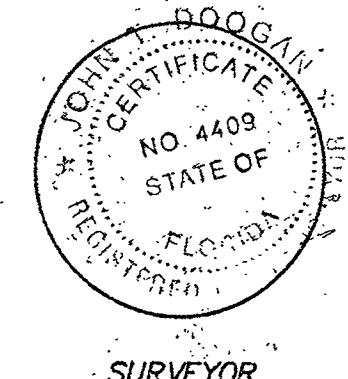
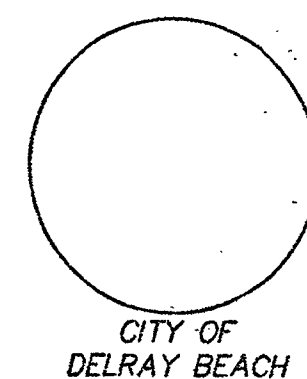
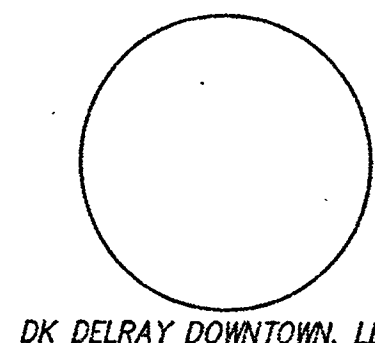
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
L.B. NO. 3591
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434

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: 1/16/2018

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432



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.

SHEET 2 OF 2 SHEETS

