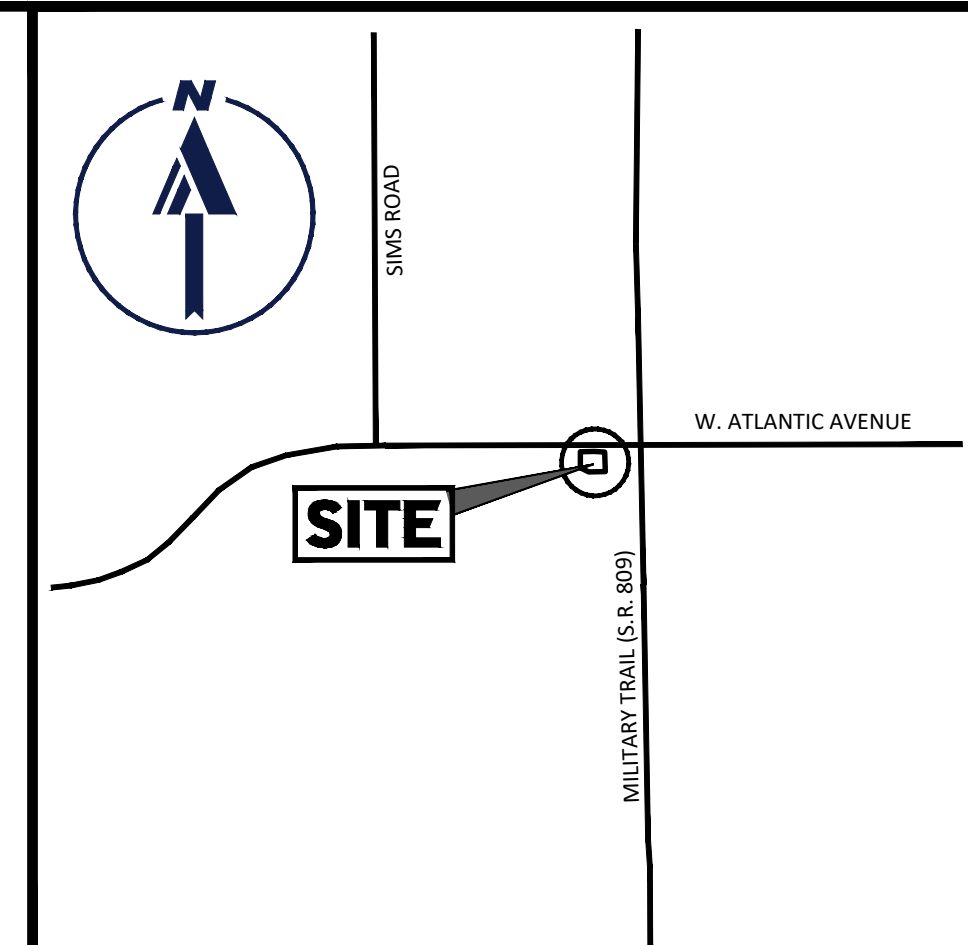


"DELRAY COMMONS REPLAT"

BEING A REPLAT OF TRACT 2, DELRAY COMMONS, AS RECORD IN PLAT BOOK 85, PAGE 183 THROUGH 184, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT
M. THIS DAY OF
RECORDED IN PLAT BOOK NO. 2024 AND DULY
PAGE THRU ON
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: _____, D.C.
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

LOCATION MAP

SCALE: 1"=200'

NOTES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.0000357
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ROTATION ANGLE FROM PLAT BEARINGS TO GRID BEARINGS IS CLOCKWISE 00°01'47"

S00°23'45"E (PLAT BEARING)

E. LINE OF SECTION 14, TOWNSHIP 46 S., RANGE 42 E. S00°22'58"E (GRID BEARING)

LEGEND

- PLS CORNER
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- N NORTH
- S SOUTH
- E EAST
- W WEST

SURVEYOR NOTES

- 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.
- IN THOSE CASES WHERE EASEMENTS OR 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.
- BUILDING SETBACK LINE SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH, PALM BEACH COUNTY ZONING REGULATIONS.
- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE EAST LINE OF THE REPLAT, AS BEING SOUTH 01°58'19" EAST, BEING THE SAME AS RECORDED ON PLAT BOOK 85, PAGES 183 THROUGH 184.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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 OF 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 UTILITY COMPANIES OCCUPYING SAME.

SURVEYOR'S CERTIFICATION

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 SECTION 177.09(10), 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 PALM BEACH COUNTY, FLORIDA.

DATE: _____ BY: COLLIN WOODYARD
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 57423
STATE OF FLORIDA

BOHLER // 1900 CORPORATE BLVD. NW, SUITE 510
BOCA RATON, FLORIDA 33431
561.571.0300
www.bohlerengineering.com
CERT. OF AUTHORIZATION 1888095

● SURVEYING ● LAND SURVEYING ● PROGRAM MANAGEMENT ● PLANNING ● LANDSCAPE ARCHITECTURE ● SUSTAINABLE DESIGN

DEDICATION AND RESERVATIONS
KNOW ALL MEN BY THESE PRESENTS THAT KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS DELRAY COMMONS REPLAT, BEING A REPLAT OF TRACT 2, DELRAY COMMONS, AS RECORDED IN PLAT BOOK 85, PAGES 183 THROUGH 184, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT 2, DELRAY COMMONS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 183, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 51.482 SQUARE FEET OF 1.182 ACRES, MORE OR LESS.
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY COMMONS REPLAT AND FURTHER DEDICATES AS FOLLOWS:
LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.
LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS AS SET FORTH IN OFFICIAL RECORDS BOOK 6436, PAGE 1360 AND OFFICIAL RECORDS BOOK 11169, PAGE 1360, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
RESTRICTIVE COVENANT, OWNERS HEREBY RESERVE FOR THE COUNTY'S FUTURE CONDEMNATION OF THE PROPERTY ABUTTING WEST ATLANTIC AVENUE (S.R. 806), A DISTANCE OF 16.00 FEET TO THE SOUTH OF THE EXISTING ROAD RIGHT OF WAY LINE AND FOR MILITARY TRAIL (S.R. 809), A DISTANCE OF 4.00 FEET TO THE WEST OF THE EXISTING ROAD RIGHT OF WAY.
ALL PROPERTY OWNERS ON THIS PLAT ARE HEREBY GRANTED THE RIGHTS SET FORTH IN, SUBJECT IN ALL RESPECTS TO THE REQUIREMENTS OF, THAT CERTAIN RECIPROCAL CROSS INGRESS AND EGRESS, PARKING, AND DRAINAGE EASEMENT AGREEMENT, DATED JUNE 1, 1999, BY AND BETWEEN PEBB ENTERPRISES DELRAY COMMONS LTD, A FLORIDA LIMITED PARTNERSHIP, AND RIVERSIDE NATIONAL BANK OF FLORIDA, A FLORIDA CHARTERED BANK, AS RECORDED IN OFFICIAL RECORDS BOOK 11169, PAGE 1360, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS FOR THE SERVICE STATION, AS RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1360 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IAN WEINER OF KP DELRAY, LLC AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2024.

KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: _____ BY: KP DELRAY, LLC
IAN WEINER
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 _____, 2024, BY IAN WEINER OF KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.
MY COMMISSION EXPIRES: _____ SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
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 5803, PAGE 619, OF THE PUBLIC RECORDS OF ST. JOHNS 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 SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2024.

M&T BANK
WITNESS: _____ BY: LESLIE ANN MADURO
SENIOR VICE PRESIDENT
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 _____, 2024, BY LESLIE ANN MADURO OF M&T BANK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.
MY COMMISSION EXPIRES: _____ SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

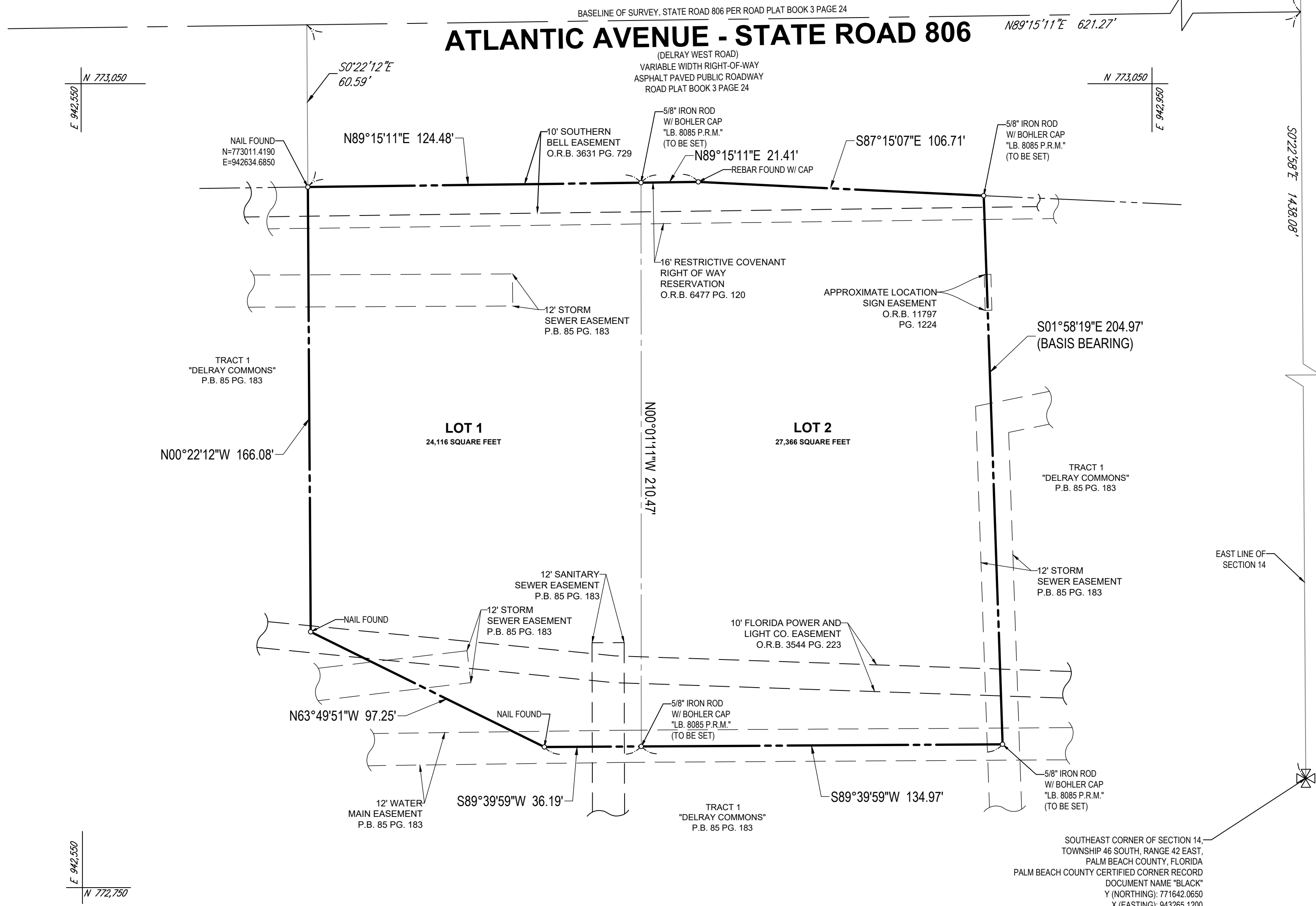
TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE AGENCY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN KP DELRAY, LLC, A DELAWARE 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 NO OTHER ENCUMBRANCES OF RECORD.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
DATED: _____ BY: _____

CITY OF DELRAY BEACH
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT OF DELRAY COMMONS REPLAT, AS APPROVED ON THIS _____ DAY OF _____, 2024, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH FLORIDA.
BY: _____ ATTEST: _____
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
DEVELOPMENT SERVICES DIRECTOR _____
FIRE MARSHAL _____
CITY ENGINEER _____

REVIEWING SURVEYOR'S CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED FOR ACCORDANCE WITH CHAPTER 98.20, SECTION 177.081, FLORIDA STATUTES.
DATE: _____ BY: _____
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER _____
STATE OF FLORIDA



NORTHEAST CORNER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY CERTIFIED CORNER RECORD
DOCUMENT NAME "HIGH POINT"
Y (NORTHING): 77243.6470
X (EASTING): 943227.7050
FLORIDA STATE PLANE COORDINATES ZONE: FL EAST

EAST LINE OF SECTION 14

SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY CERTIFIED CORNER RECORD
DOCUMENT NAME "BLACK"
Y (NORTHING): 771642.0650
X (EASTING): 943265.1200
FLORIDA STATE PLANE COORDINATES ZONE: FL EAST