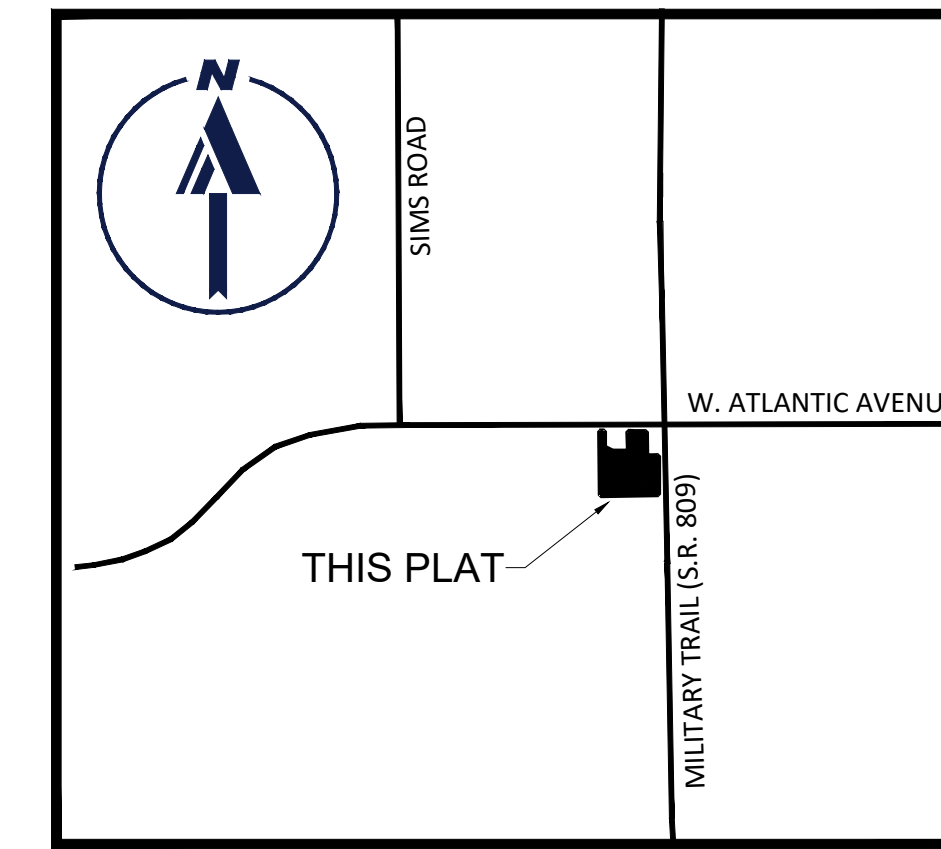


THIS INSTRUMENT WAS PREPARED BY  
COLLIN WOODYARD, P.S.M.  
OF  
**BOHLER //**  
•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT  
•PLANNING & LANDSCAPE ARCHITECTURE •SUSTAINABLE DESIGN  
1900 CORPORATE BLVD. NW, SUITE 101E  
BOCA RATON, FLORIDA 33431 - 561.571.0280  
CERTIFICATE OF AUTHORIZATION NO. 8085

# DELRAY COMMONS BURGER KING REPLAT

BEING A REPLAT OF TRACT 1, 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



LOCATION MAP  
SCALE: 1"=2000'

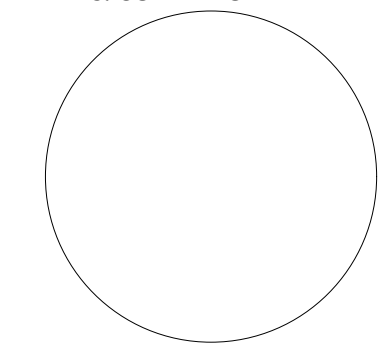
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT  
DAY OF \_\_\_\_\_, M. THIS \_\_\_\_\_  
AND  
DULY RECORDED IN PLAT BOOK \_\_\_\_\_ AND  
ON PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT &  
COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 1 OF 2**  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



**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 BURGER KING REPLAT, BEING A REPLAT OF TRACT 1, 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 1, 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 313,009 SQUARE FEET OR 7.186 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY COMMONS BURGER KING 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.

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 \_\_\_\_\_, 202\_\_.

KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
IAN WEINER, AUTHORIZED PERSON

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

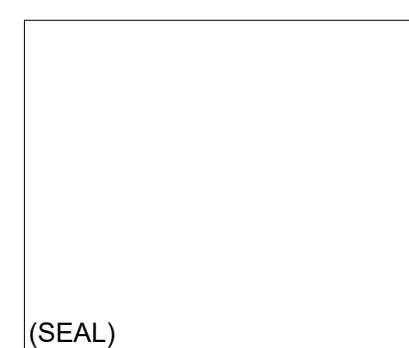
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY IAN WEINER, AS AUTHORIZED PERSON, OF KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OR \_\_\_\_\_, 202\_\_.



\_\_\_\_\_  
NOTARY PUBLIC  
  
\_\_\_\_\_  
PRINT NAME  
  
MY COMMISSION EXPIRES: \_\_\_\_\_  
  
COMMISSION NUMBER: \_\_\_\_\_

**MORTGAGEE'S CONSENT:**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

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 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 SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

M&T BANK, A NATIONAL BANKING ASSOCIATION

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
(LESLIE ANN MADURO, SENIOR VICE PRESIDENT)

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ TITLE: \_\_\_\_\_

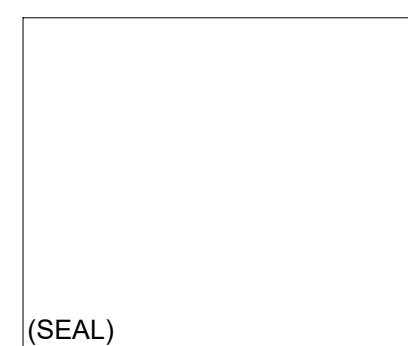
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY LESLIE ANN MADURO OF M&T BANK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OR \_\_\_\_\_, 202\_\_.



\_\_\_\_\_  
NOTARY PUBLIC  
  
\_\_\_\_\_  
PRINT NAME  
  
MY COMMISSION EXPIRES: \_\_\_\_\_  
  
COMMISSION NUMBER: \_\_\_\_\_

**TITLE CERTIFICATION:**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

I, CHRISTOPHER STALLER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I 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 THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_  
CHRISTOPHER STALLER  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

**REVIEWING SURVEYOR'S CERTIFICATION:**

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 COMMONS BURGER KING REPLAT, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1), FLORIDA STATUTES.

DATED: \_\_\_\_\_  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4409  
STATE OF FLORIDA  
AVIROM & ASSOCIATES, INC.  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
CERTIFICATE OF AUTHORIZATION NUMBER LB3300

**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 SECTION 177.091(9), F.S., HAVE BEEN SET AS REQUIRED BY LAW, 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.

DATED: \_\_\_\_\_  
COLLIN WOODYARD, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER NUMBER 7432  
STATE OF FLORIDA  
BOHLER ENGINEERING FL, LLC  
1900 CORPORATE BLVD. NW, SUITE 101E  
BOCA RATON, FLORIDA 33431 - 561.571.0280  
CERTIFICATE OF AUTHORIZATION NO. 8085

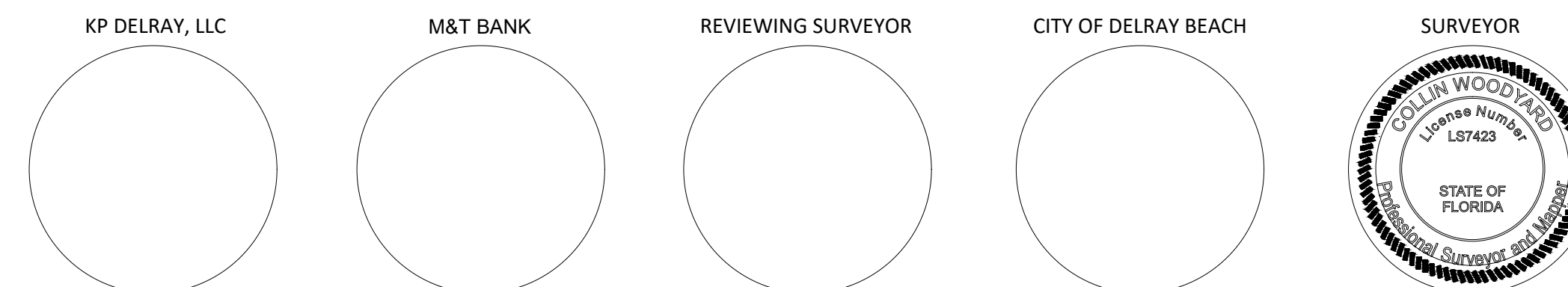
**CITY OF DELRAY BEACH:**

THIS PLAT OF DELRAY COMMONS BURGER KING REPLAT WAS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH FLORIDA.

\_\_\_\_\_  
MAYOR ATTEST: \_\_\_\_\_  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

\_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR  
  
\_\_\_\_\_  
FIRE MARSHAL  
  
\_\_\_\_\_  
CITY ENGINEER



"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.

THIS INSTRUMENT WAS PREPARED BY  
COLLIN WOODYARD, P.S.M.  
OF  
**BOHLER //**  
•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT  
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# DELRAY COMMONS BURGER KING REPLAT

BEING A REPLAT OF TRACT 1, 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

### LEGEND / ABBREVIATIONS:

- FS - FLORIDA STATUTE
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- PBC - PALM BEACH COUNTY

### NOTES

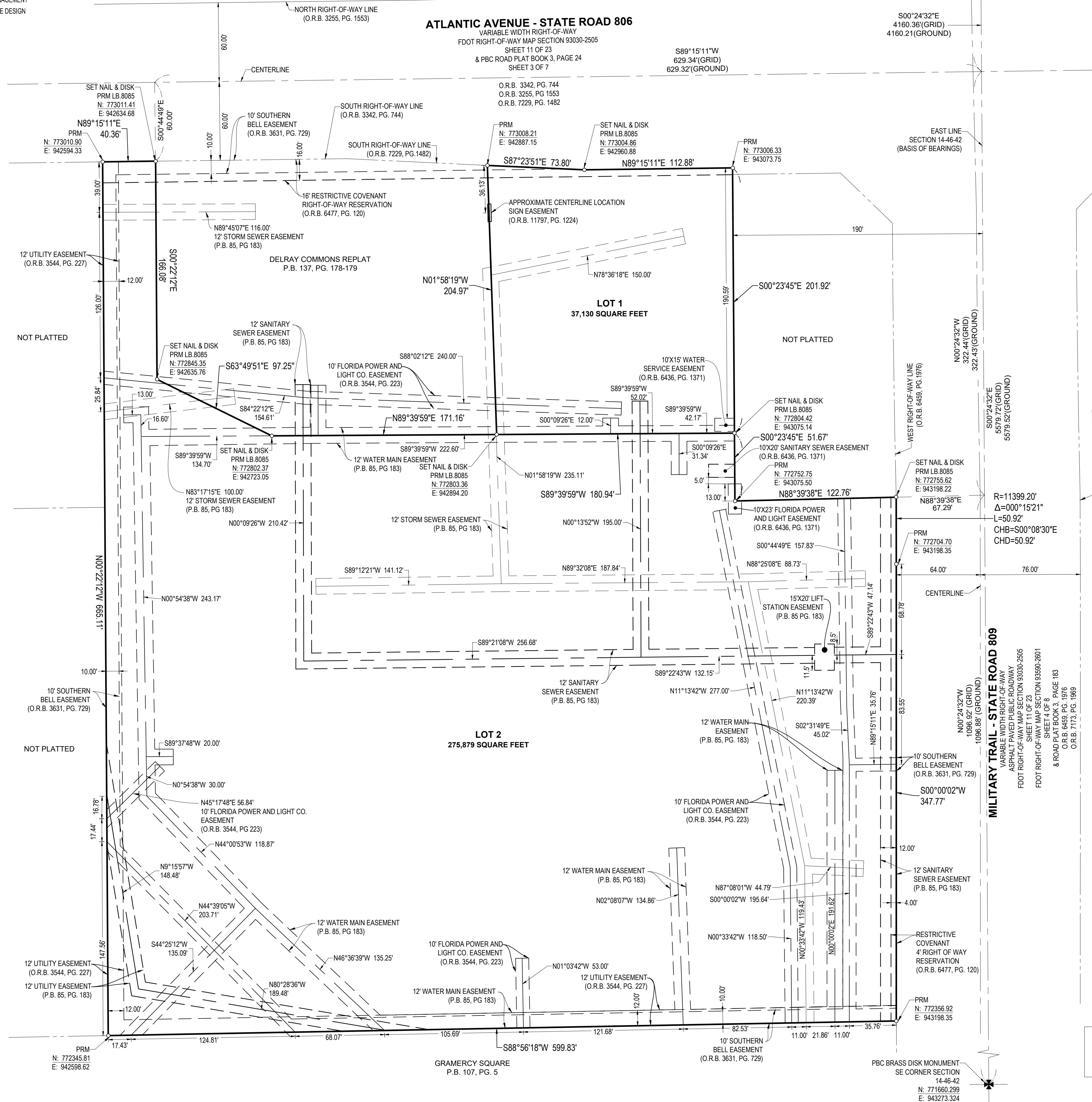
**COORDINATES, BEARINGS AND DISTANCES**  
BEARINGS AND COORDINATES SHOWN HEREON ARE GRID  
FLORIDA STATE PLANE COORDINATE SYSTEM  
ZONE = FLORIDA EAST  
TRANSVERSE MERCATOR PROJECTION  
DATUM = NORTH AMERICAN DATUM OF 1983  
WITH THE 1990 ADJUSTMENT PER PALM BEACH COUNTY  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000035664  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N: 773011.41 DENOTES FLORIDA STATE PLANE COORDINATES  
E: 942634.68

"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.

### SURVEYOR NOTES

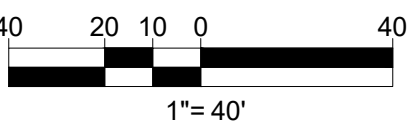
- IN THOSE CASES WHERE EASEMENTS OR DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINE SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH, PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- PRM - PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD AND CAP STAMPED PRM LB. 8085, UNLESS OTHERWISE NOTED.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE GRID BASED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM. THE EAST LINE OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING NORTH 00°24'32" WEST BASED ON COORDINATES PUBLISHED BY PALM BEACH 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 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.



SHEET 2 OF 2



GRAPHIC SCALE



TABULAR DATA	
LOT 1	= 37,130 SQUARE FEET OR 0.853 ACRES
LOT 2	= 275,879 SQUARE FEET OR 6.333 ACRES
TOTAL	= 313,009 SQUARE FEET OR 7.186 ACRES