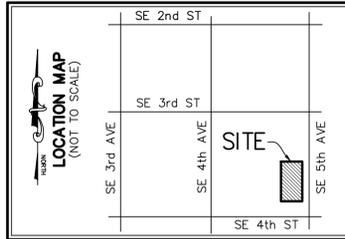


354 SE 5TH TOWNHOMES

BEING A REPLAT OF LOTS 7, 8, 9 AND 10, BLOCK 104, OSCEOLA PARK,
AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD & WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

"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.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK _____ 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:

KNOW ALL MEN BY THESE PRESENTS THAT DELPORT LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THIS PLAT OF 354 SE 5TH TOWNHOMES, BEING A REPLAT OF LOTS 7, 8, 9 AND 10, BLOCK 104, OSCEOLA PARK, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 8, 9 AND 10, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

THE EAST 10.00 FEET OF SAID LOTS 7, 8, 9 AND 10, BLOCK 104, AS RECORDED IN OFFICIAL RECORDS BOOK 478, PAGE 887 AND OFFICIAL RECORDS BOOK 493, PAGE 18 AND OFFICIAL RECORDS BOOK 455, PAGE 449, ALL OF SAID PUBLIC RECORDS.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 25,497 SQUARE FEET/0.5853 ACRES, MORE OR LESS.

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

1. LOTS:

LOTS 1 THROUGH 8, INCLUSIVE, ARE HEREBY RESERVED FOR DELPORT DEVELOPERS GP, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. ADDITIONAL RIGHT-OF-WAY

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

3. ALONG WITH THE FOLLOWING EASEMENTS:

PUBLIC ACCESS EASEMENT IS MADE TO THE PUBLIC FOR ACCESSING PURPOSE. THE MAINTENANCE OF THE ITEMS IN THE LIMITS OF THIS EASEMENT WILL BE MAINTAINED BY DELPORT DEVELOPERS GP, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

DRAINAGE EASEMENT (D.E.) ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 8, THEIR SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID OWNER'S WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH

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

GENERAL UTILITY (GUE) 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE CORPORATION, THIS _____ DAY OF _____, 2024.

DELPORT LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP

WITNESS: _____
PRINT NAME: _____

BY: DELPORT DEVELOPERS GP, INC.,
A FLORIDA CORPORATION
GENERAL PARTNER

WITNESS: _____
PRINT NAME: _____

BY: _____
RYANE CLOWE
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

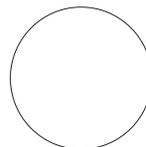
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY RYANE CLOWE, PRESIDENT OF DELPORT DEVELOPERS GP, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF DELPORT LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF GENERAL PARTNER, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

DELPORT DEVELOPERS GP, INC.



TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	3,128	0.0718
LOT 2	3,070	0.0705
LOT 3	3,070	0.0705
LOT 4	3,070	0.0705
LOT 5	3,070	0.0705
LOT 6	3,070	0.0705
LOT 7	3,070	0.0705
LOT 8	3,131	0.0718
TRACT RW	818	0.0187
TOTAL	25,497	0.5853

CITY APPROVALS:

THIS PLAT OF 354 SE 5TH TOWNHOMES WAS APPROVED ON THE _____ DAY OF _____, A.D. 2024 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: _____
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

CITY ENGINEER FIRE MARSHAL

DEVELOPMENT SERVICES DIRECTOR PLANNING & ZONING BOARD CHAIRPERSON

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL S. WEINER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DELPORT DEVELOPERS GP, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NOT MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

PRINT NAME: MICHAEL S. WEINER
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR'S CERTIFICATE:

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 354 SE 5TH TOWNHOMES, 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.

DATE: _____

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

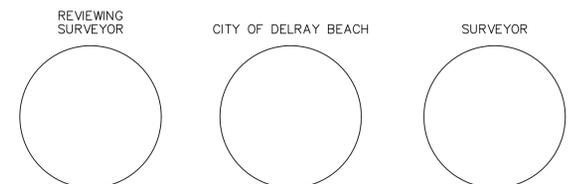
SURVEYOR'S CERTIFICATE:

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") 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 THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DATE: _____

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

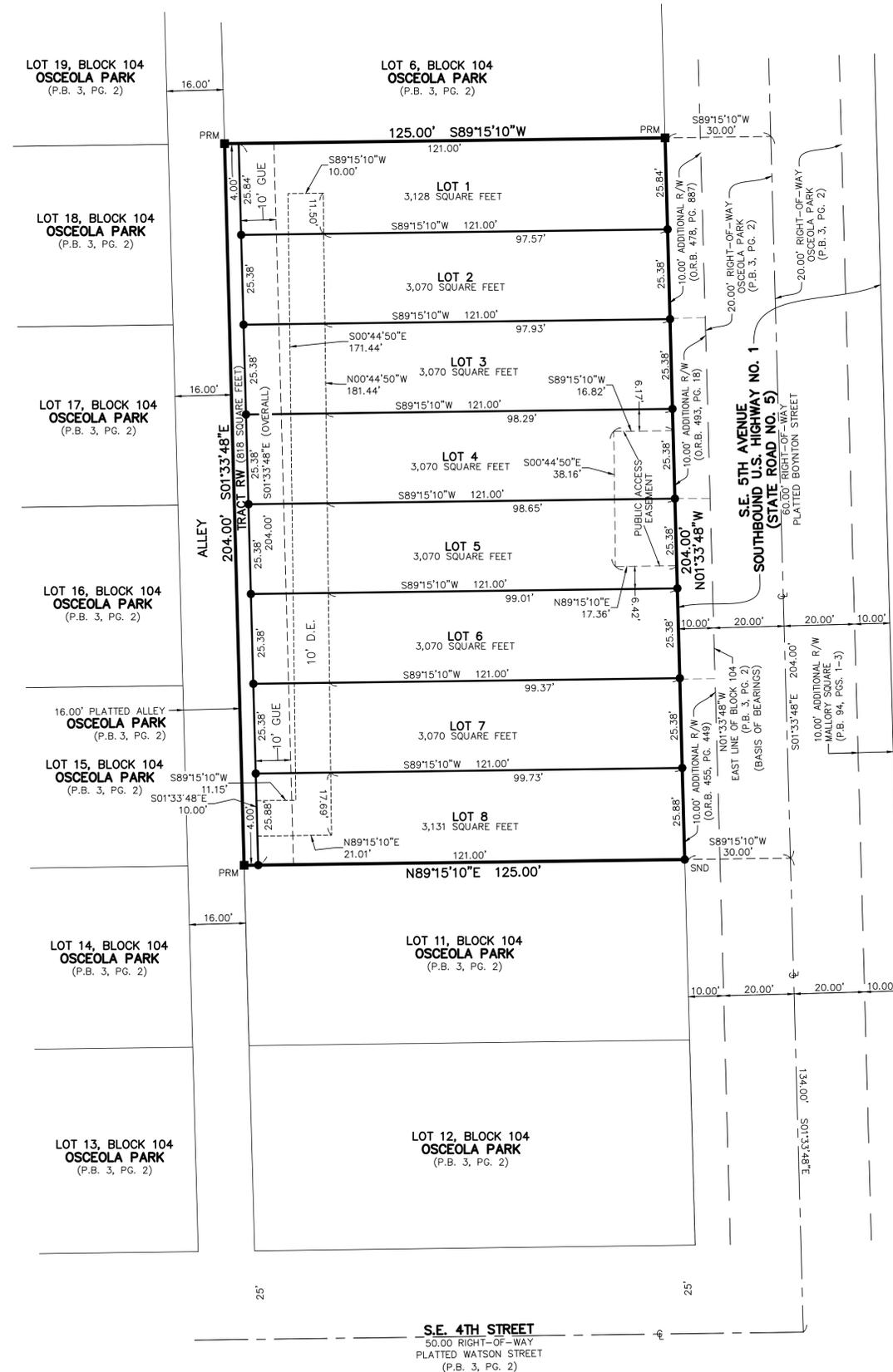
PREPARED IN THE OFFICE OF:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION NO. LB 3591



THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

354 SE 5TH TOWNHOMES

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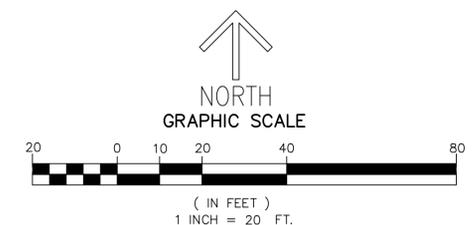
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TABULAR DATA

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LOT 5	3,070	0.0705
LOT 6	3,070	0.0705
LOT 7	3,070	0.0705
LOT 8	3,131	0.0718
TRACT RW	818	0.0187
TOTAL	25,497	0.5853

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY 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 THE 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.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N01°33'48"W, ALONG THE EAST LINE OF BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- ALL DISTANCES SHOWN HEREON ARE GROUND.



LEGEND/ABBREVIATIONS:

- D.E. - DRAINAGE EASEMENT
- GUE - GENERAL UTILITY EASEMENT
- LB - LICENSED BUSINESS
- CL - CENTERLINE
- O.R.B. - OFFICIAL RECORDS BOOK
- R/W - RIGHT-OF-WAY
- P.B. - PLAT BOOK
- PG(S) - PAGE(S)
- PLS - DENOTES PROFESSIONAL LAND SURVEYOR
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- SET 5/8" IRON ROD AND CAP STAMPED "C&W PRM LB3591"
- SND - DENOTES SET NAIL AND DISK STAMPED "C&W PRM LB3591"
- DENOTES SET 5/8" IRON ROD AND CAP STAMPED "LB3591"