

"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.

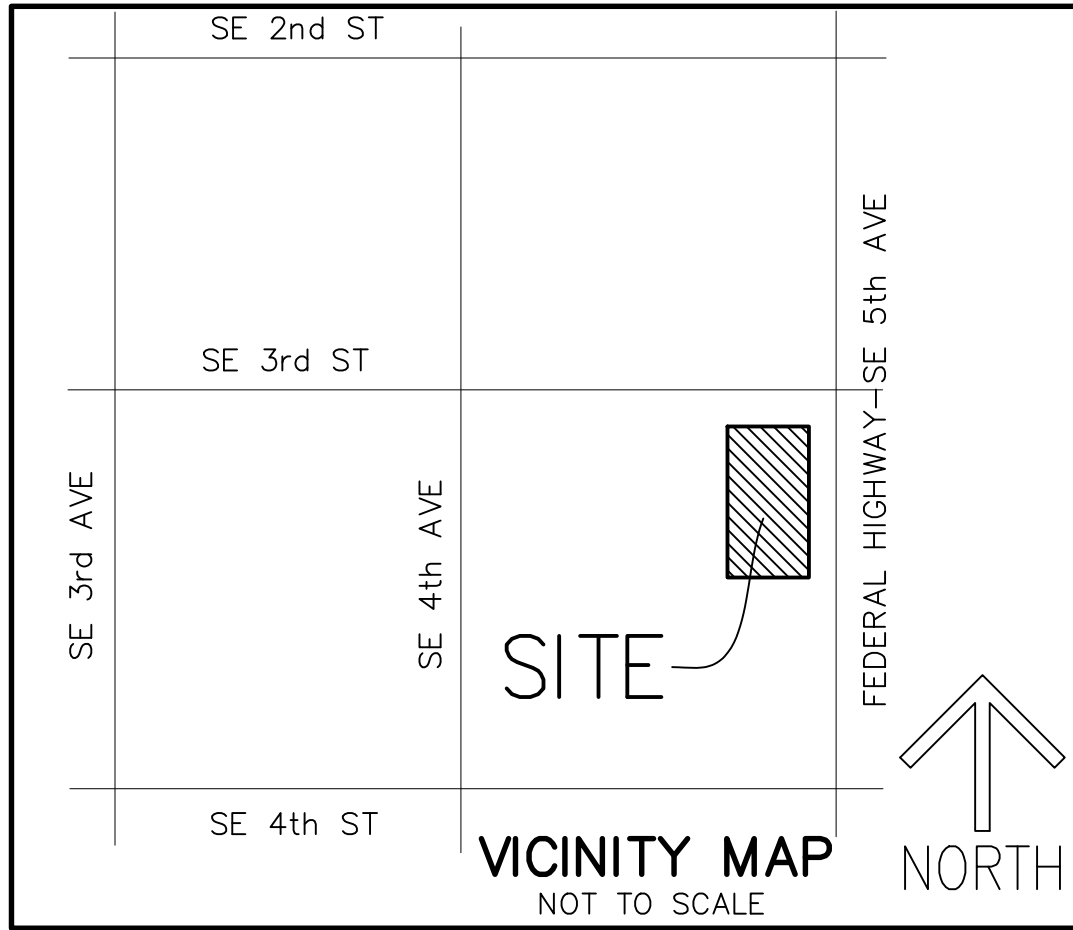
# BLACKSTAR 318 SE 5TH AVE

BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, 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, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
DAVID E. ROHAL, P.L.S.

OF  
**CAULFIELD & WHEELER, INC.**

ENGINEERS – PLANNERS – SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392–1991



## TABULAR DATA

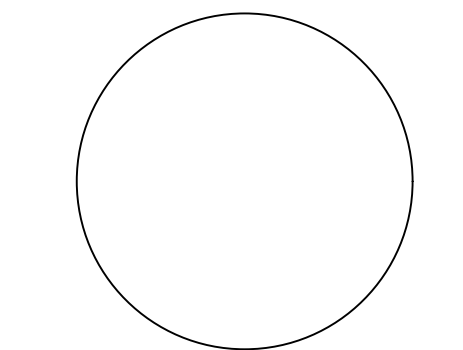
NAME	SQUARE FEET	ACRES
TRACT RW	1,257	0.0289
TRACT RW1	63	0.0015
PARCEL A	37,003	0.8494
TOTAL	38,323	0.8798

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_ M.  
THIS \_\_\_\_ DAY OF \_\_\_\_  
A.D. 2023 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_ ON  
PAGES \_\_\_\_ THROUGH \_\_\_\_

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

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

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



**SHEET 1 OF 2**

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 318 SE 5TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF BLACKSTAR 318 SE 5TH AVE, BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, 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, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 104, OSCEOLA PARK THENCE NORTH 89°15'10" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 110.21 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°11'02"; THENCE SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF RIGHT-OF-WAY LINE OF S.E. 5TH AVENUE ALONG THE ARC A DISTANCE OF 23.35 FEET; THENCE SOUTH 01°33'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE BEING THE WEST LINE OF THE EAST 10 FEET OF LOTS 1 THROUGH 6, BLOCK 104, OSCEOLA PARK, A DISTANCE OF 292.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89°15'10" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 01°33'48" WEST ALONG THE WEST LINE OF SAID LOTS 1 THROUGH 6, A DISTANCE OF 307.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,323 SQUARE FEET, OR 0.8798 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BLACKSTAR 318 SE 5TH AVE AND FURTHER DEDICATES AS FOLLOWS:

### 1. PARCEL A

PARCEL A HEREBY RESERVED BY 318 SE 5TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

### 2. PUBLIC RIGHT-OF-WAY

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

TRACT RW1, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

## ALONG WITH THE FOLLOWING EASEMENTS:

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

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

318 SE 5TH LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,

BY: 1112 DEVELOPMENT, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS MANAGER

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

BY: \_\_\_\_\_  
DAVID ROWLEY  
MANAGER

## 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 \_\_\_\_\_, 2023, BY DAVID ROWLEY AS MANAGER FOR 1112 DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF 318 SE 5TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(SEAL)

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

## TITLE CERTIFICATION:

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

WE, PREFERRED TITLE, INC., A FLORIDA CORPORATION, A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO 318 SE 5TH LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO 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.

PREFERRED TITLE, INC, A FLORIDA CORPORATION

DATED: \_\_\_\_\_

\_\_\_\_\_  
ANDREW B. BLASI, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

## CITY APPROVALS:

THIS PLAT OF DELRAY RIDGE AS APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

\_\_\_\_\_  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

\_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR PLANNING & ZONING BOARD  
CHAIRPERSON  
\_\_\_\_\_  
CITY ENGINEER FIRE MARSHAL

## REVIEWING SURVEYOR'S STATEMENT:

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

DATE: \_\_\_\_\_

JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR,  
REG. #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 HAVE BEEN PLACED AS REQUIRED BY LAW ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN SET, 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.

DATE: \_\_\_\_\_

DAVID P. LINDLEY, P.L.S.  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591  
CAULFIELD AND WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561–392–1991

CITY OF DELRAY BEACH

REVIEWING  
SURVEYOR

SURVEYOR

318 SE 5TH LLC,

**SEAL**

THIS INSTRUMENT WAS PREPARED BY  
DAVID E. ROHAL, P.L.S.  
OF  
**CAULFIELD & WHEELER, INC.**  
ENGINEERS – PLANNERS – SURVEYORS  
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# BLACKSTAR 318 SE 5TH AVE

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SHEET 2 OF 2

## TABULAR DATA

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PARCEL A	37,003	0.8494
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## NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000046666  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

## 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 OVER THE LANDS WITHIN THIS PLAT.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF 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, HAVING A GRID BEARING OF NORTH 89°15'10" EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON STATE PLANE 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 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.
- LINE INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

## LEGEND/ABBREVIATIONS

CL – CENTERLINE  
Δ – DELTA (CENTRAL ANGLE)  
CB – CHORD BEARING  
CD – CHORD DISTANCE  
DE – DRAINAGE EASEMENT  
FPL – FLORIDA POWER& LIGHT  
L – ARC LENGTH  
LB – LICENSED BUSINESS  
O.R.B. – OFFICIAL RECORD BOOK  
R – RADIUS  
RB – RADIAL BEARING  
R.P.B. – ROAD PLAT BOOK  
R/W – RIGHT-OF-WAY  
SQ FT – SQUARE FEET  
GUE – GENERAL UTILITY EASEMENT  
UE – UTILITY EASEMENT  
PRM – DENOTES SET PERMANENT REFERENCE MONUMENT  
4"X 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE

