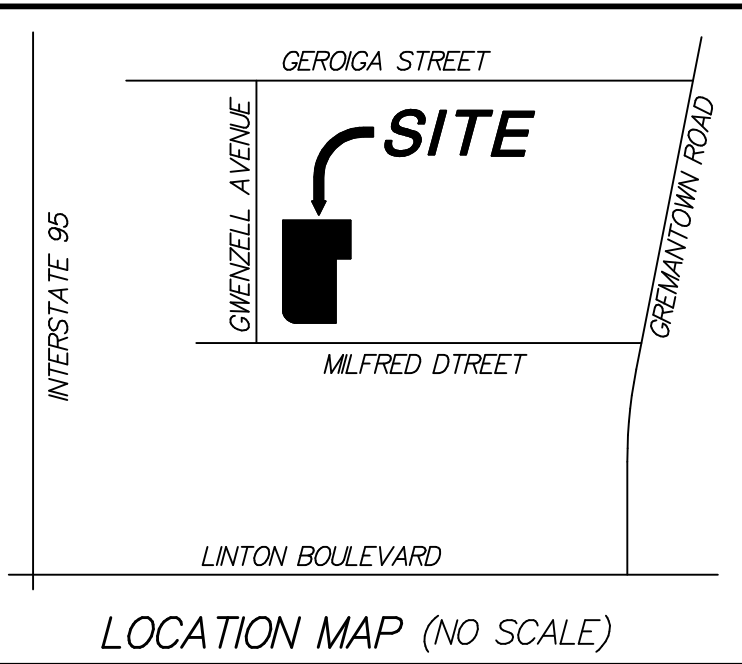


MILFRED INDUSTRIAL

BEING A REPLAT OF A PORTION OF LOT 11, PLATT'S ACRES, PLAT BOOK 21, PAGE 47 (P.R.P.B.CO.), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

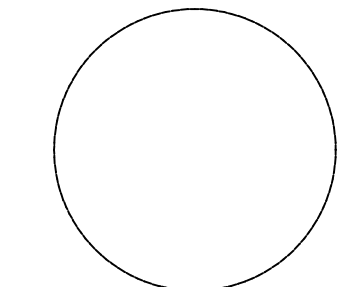


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF
_____ A.D. 2025
AND DULY RECORDED IN PLAT
BOOK _____ ON PAGES
_____ THROUGH _____.

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
AND COMPTROLLER



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 1215 MILFRED STREET LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 11, PLATT'S ACRES, PLAT BOOK 21, PAGE 47, (P.R.P.B.CO.), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MILFRED INDUSTRIAL", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTH 51.75 FEET OF THE NORTH 103.50 FEET OF LOT 11 AND THE EAST 50 FEET OF THE WEST 110 FEET OF LOT 11, LESS THE NORTH 103.50 FEET THEREOF, PLATT'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B:

THE WEST 60 FEET OF LOT 11, LESS THE NORTH 103.50 FEET OF LOT 11 THEREOF, PLATT'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N.87° 36'35"E., ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 110.04 FEET TO A POINT ON EAST LINE OF THE WEST 110.0 FEET OF SAID LOT 11; THENCE N00°48'42"W., ALONG SAID EAST LINE, A DISTANCE OF 12.50 FEET TO A POINT ON A LINE 12.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 11; THENCE S.87° 36'35"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 84.34 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 91°34'43" AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO A POINT OF CUSP AND A POINT ON THE WEST LINE OF SAID LOT 11; THENCE S.00°48'42"E., ALONG SAID WEST LINE A DISTANCE OF 38.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,302 SQUARE FEET MORE OR LESS.

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

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

ALONG WITH THE FOLLOWING EASEMENTS:

THE LIMITED ACCESS EASEMENT (LAE) IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2025.

1215 MILFRED STREET LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: _____ KYLE J. BRENT
MANAGER

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY KYLE J. BRENT AS MANAGER OF 1215 MILFRED STREET LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

CITY APPROVAL:

THIS PLAT OF "MILFRED INDUSTRIAL" AS APPROVED ON THE _____ DAY OF _____, A.D. 2025 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: _____ ATTEST: _____
CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR _____ CITY ENGINEER _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DARIN WADE MELLINGER, 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 TO 1215 MILFRED STREET 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 THIS PLAT.

DATE: _____
DARIN WADE MELLINGER, ESQUIRE
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 475424

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: _____
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
ENGLE LAND SURVEYING LLC
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 8447

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 "MILFRED INDUSTRIAL", 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.

DATE: _____
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
GAILFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
LICENSE BUSINESS NO. L.B. 3591

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S.89°05'30"W.

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.

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.

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

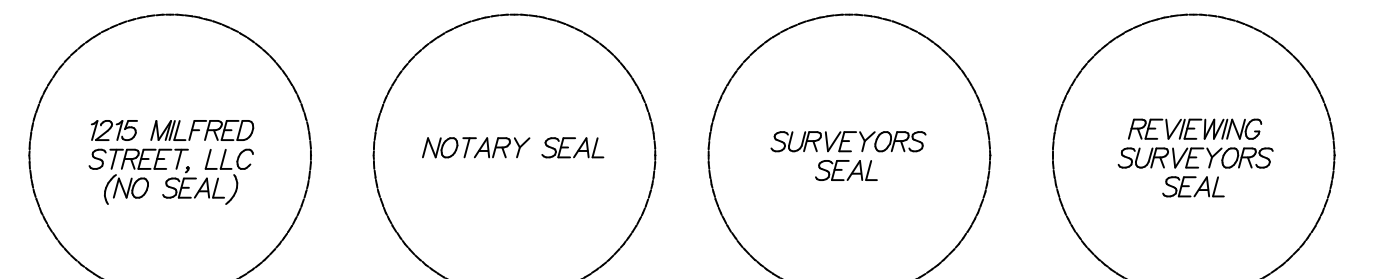
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF ENGLE LAND SURVEYING LLC, 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

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.

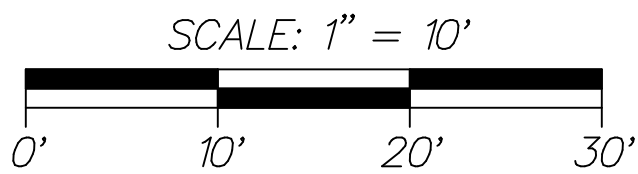
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENT. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

INSTRUMENTS OF RECORD AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.



MILFRED INDUSTRIAL

BEING A REPLAT OF A PORTION OF LOT 11, PLATT'S ACRES, PLAT BOOK 21, PAGE 47 (P.R.P.B.CO.), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2



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LEGEND:

- CL = CENTERLINE
- P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LBB447") UNLESS STATED OTHERWISE
- P.R.M. (NAL) = PERMANENT REFERENCE MARKER (NAIL AND DISK STAMPED "PRM LBB447")
- P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY
- SECTION 17/46/43 = SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST
- O.R.B. = OFFICIAL RECORDS BOOK
- L.B. = LICENSED BUSINESS

