

ALEXAN DELRAY

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4)
OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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

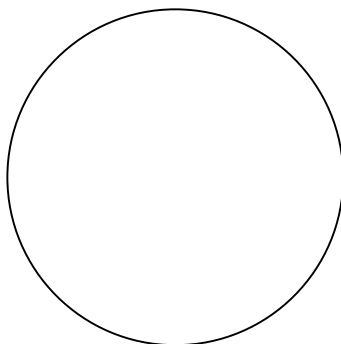
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____.

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 DELRAY APARTMENTS VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF ALEXAN DELRAY, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF LINTON SQUARE, AS RECORDED IN PLAT BOOK 50, PAGES 110 AND 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE THEREOF, ALSO BEING THE SOUTH LINE OF THE NORTH 1655 FEET OF SAID SECTION 19, A DISTANCE OF 367.61 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH CONGRESS AVENUE, A RECORDED IN OFFICIAL RECORD BOOK 5827, PAGE 1631 OF SAID PUBLIC RECORDS; THENCE NORTH 00°31'53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 447.98 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°08'07" WEST, A RADIAL DISTANCE OF 5,792.58 FEET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°30'38", A DISTANCE OF 253.82 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 5,666.58 FEET AND A CENTRAL ANGLE OF 00°59'39"; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC, A DISTANCE OF 98.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 855 FEET OF SAID SECTION 19; THENCE NORTH 88°47'27" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 374.02 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THAT 100 FOOT RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE SOUTH 00°51'53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 800.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 293,785 SQUARE FEET, 6.7444 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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

PARCEL A:

PARCEL A, IS HEREBY RESERVED BY DELRAY APARTMENTS VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACTS RW1 AND RW2

TRACTS RW1 AND RW2, AS SHOWN HEREON, ARE HEREBY RESERVED BY DELRAY APARTMENTS VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR RIGHT-OF-WAY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

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

GENERAL UTILITY (G.U.E.) EASEMENT 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.

LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT ROAD.

MASS TRANSIT EASEMENTS (M.T.E.) ARE DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AND LIGHTING AREA.

THE CITY GREENWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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

DELRAY APARTMENTS VENTURE, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: SCH 133 DELRAY, L.P.,
A DELAWARE LIMITED PARTNERSHIP,
ITS MANAGER

BY: RESIDENTIAL LTH GP, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
NAME _____
TITLE _____

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

RESIDENTIAL LTH GP, L.L.C.



US BANK NATIONAL ASSOCIATION



ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ AS _____ ON BEHALF OF THE RESIDENTIAL LTH GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF SCH 133 DELRAY, L.P., A DELAWARE LIMITED PARTNERSHIP, MANAGER OF DELRAY APARTMENTS VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

MORTGAGEE'S CONSENT:

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED, U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 34462, AT PAGE 283 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2024.

WITNESS: _____
PRINT NAME: _____

U.S. BANK NATIONAL ASSOCIATION,
A NATIONAL BANKING ASSOCIATION

WITNESS: _____
PRINT NAME: _____

BY: _____
NAME _____
TITLE _____

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ AS _____, FOR U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED THE NATIONAL BANKING ASSOCIATION AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CITY APPROVALS:

THIS PLAT OF ALEXAN DELRAY 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

DEVELOPMENT SERVICES DIRECTOR

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ERIC COFFMAN, 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 DELRAY APARTMENTS VENTURE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE 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: _____

ERIC COFFMAN
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 ALEXAN DELRAY, 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

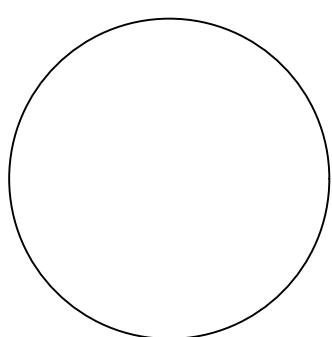
SURVEYOR'S CERTIFICATE:

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) HAVE BEEN PLACED 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.

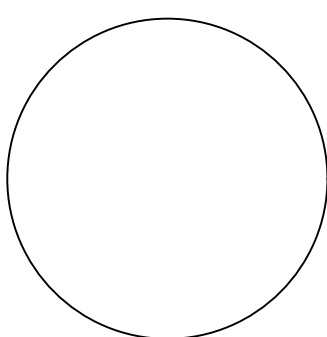
DATE: _____

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

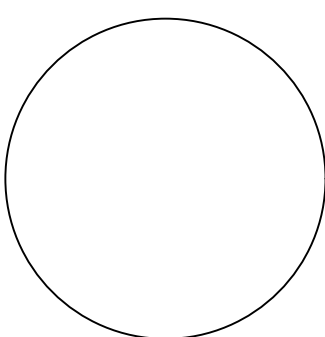
REVIEWING
SURVEYOR

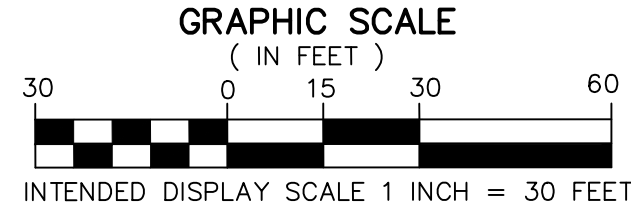
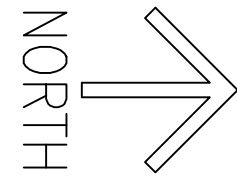


CITY OF DELRAY BEACH



SURVEYOR





THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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7900 GLADES ROAD, SUITE 100
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OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	292,004	6.7035
TRACT RW1	582	0.0134
TRACT RW2	1199	0.0275
TOTAL	293,785	6.7444

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SHEET 2 OF 2

LEGEND/ABBREVIATIONS:

- R — RADIUS
- Δ — DELTA (CENTRAL ANGLE)
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- P.B.C.R. — PALM BEACH COUNTY RECORDS
- P.B. — PLAT BOOK
- P.G. — PAGE
- D.E. — DRAINAGE EASEMENT
- CL — CENTERLINE
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- RB — RADIAL BEARING
- PC — POINT OF CURVATURE
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- — DENOTES SET 5/8" IRON ROD AND CAP STAMPED LB#3591
- SND ● — DENOTES SET NAIL AND DISK STAMPED "C&W FRM LB#3591"

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 NORTH 00°56'56" WEST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- ALL DISTANCES SHOWN HEREON ARE GROUND.

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000042973
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

