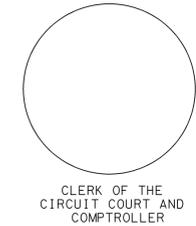




SURVEYING & MAPPING
Certificate of Authorization No. LB7284
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

530 NORTH SWINTON AVENUE PLAT
A REPLAT OF A PORTION OF LOTS 1 AND 2 AND THE EAST 8.15 FEET OF LOT 16 AND THE 16 FEET ALLEY LYING BETWEEN LOT 16 AND LOTS 1 AND 2, BLOCK 1, OF "LAKE VIEW HEIGHTS, UNIT 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE EAST 332.55 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF LOT 11, AS SHOWN ON PLAT BOOK 1, PAGE 4, SHEET 1, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
2024, AND DULY RECORDED
IN PLAT BOOK ____ ON PAGES
____ THROUGH ____
JOSEPH ABRUZZO, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER
By: _____DC

SHEET 1 OF 2

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT INHABIT ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A PORTION OF LOTS 1 AND 2 AND THE EAST 8.15 FEET OF LOT 16 AND THE 16 FEET ALLEY LYING BETWEEN LOT 16 AND LOTS 1 AND 2, BLOCK 1, OF "LAKE VIEW HEIGHTS, UNIT 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE EAST 332.55 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF LOT 11, AS SHOWN ON PLAT BOOK 1, PAGE 4, SHEET 1, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°12'01" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°29'41" EAST, ALONG A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 32.94 FEET; THENCE SOUTH 89°05'15" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID LOT 11, A DISTANCE OF 149.17 FEET; THENCE NORTH 00°32'47" WEST, ALONG THE A LINE 8.15 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 16 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 153.24 FEET; THENCE NORTH 89°12'01" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 124.18 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°18'18", A DISTANCE OF 39.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°29'41" EAST, ALONG A LINE 3.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 94.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 22711 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "530 NORTH SWINTON AVENUE PLAT" AND FURTHER DEDICATE AS FOLLOWS:

- 1. LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS, GRANTEEES, AND THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.
2. THE GENERAL UTILITY EASEMENTS (G.U.E.'S) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE OR TELEPHONE LINES AND CABLE TELEVISION; 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 THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CITY OF DELRAY BEACH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SANITARY SEWER FACILITIES WITHIN GENERAL UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS THIS ____ DAY OF _____, 2024.

INHABIT ACQUISITIONS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME TIMOTHY CAREY, MANAGER

WITNESS: _____ BY: _____
PRINT NAME LAUREN CAREY, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF
_____, 2024, BY TIMOTHY CAREY AND LAUREN CAREY AS MANAGERS OF
INHABIT ACQUISITIONS, LLC, ON BEHALF OF THE COMPANY, WHO ARE [] PERSONALLY
KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____, NOTARY PUBLIC

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THIS PLAT OF "530 NORTH SWINTON AVENUE PLAT", AS APPROVED ON THE
____ DAY OF _____, 2024, BY THE CITY COMMISSION OF THIS CITY
OF DELRAY BEACH, FLORIDA.

MAYOR _____ ATTEST: _____
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER _____ FIRE MARSHAL _____

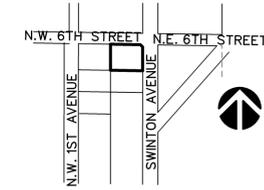
REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA
STATUTES.

DATE: _____

DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591



LOCATION MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

I, MICHAEL ROBERT FLAM, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF
FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF
DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED
TO INHABIT ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT
THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2023; 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.

DATE _____ BY: MICHAEL ROBERT FLAM, ESQ., ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
NUMBER 510394

NOTES:

- 01. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SWINTON AVENUE HAVING AN ASSUMED BEARING OF SOUTH 00°29'41" EAST.
02. 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.
03. 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.
04. 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.
05. 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.
06. PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.
07. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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) 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.

DATE _____ JEFF S. HODAPP,
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

INHABIT ACQUISITIONS, LLC REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR

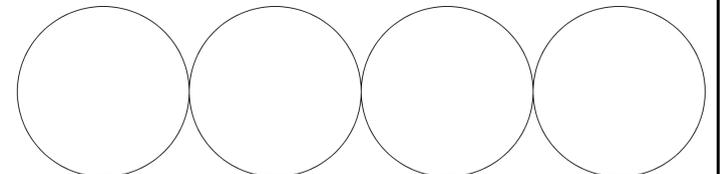
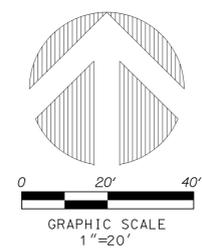


EXHIBIT "B"

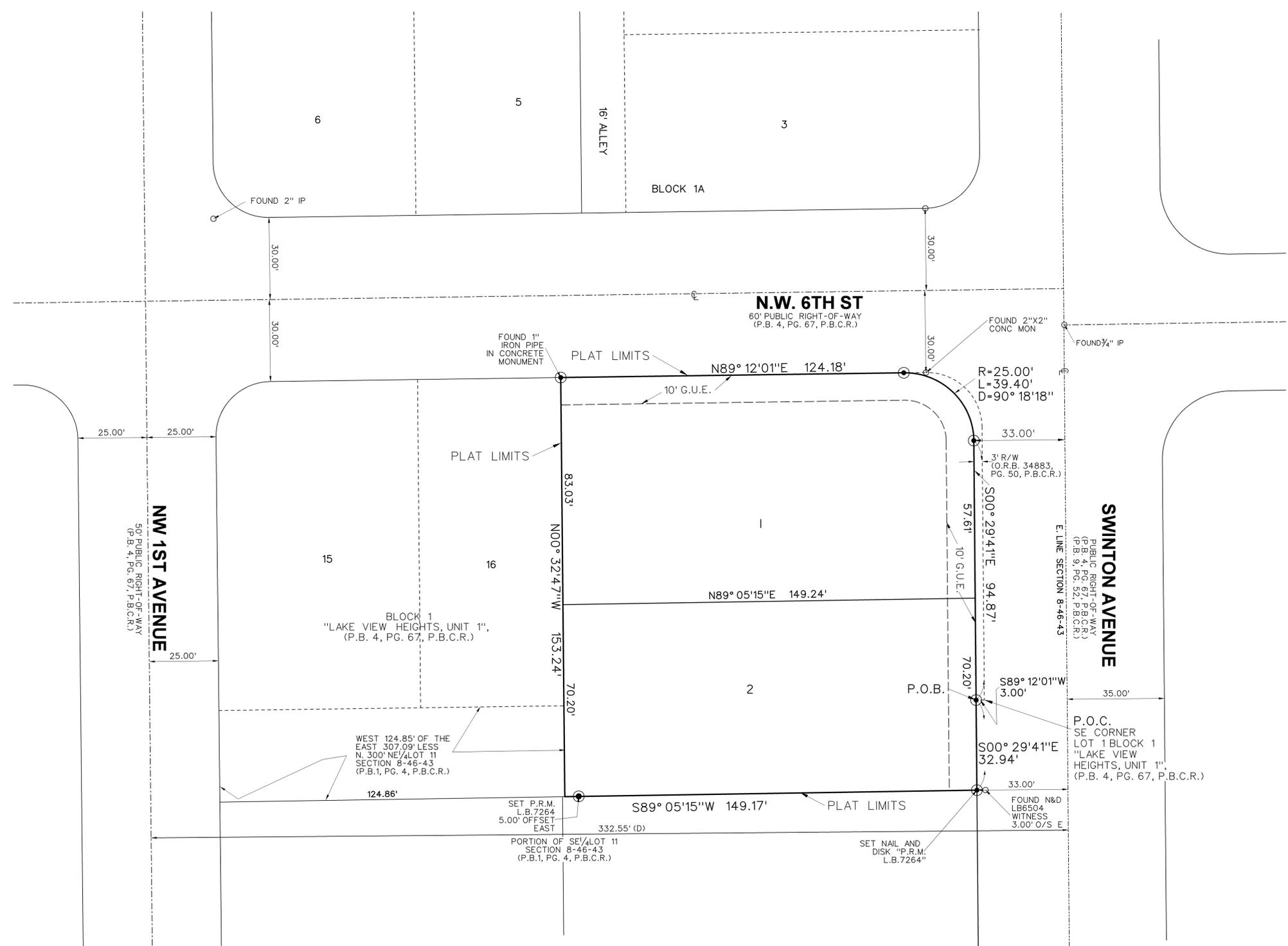
530 NORTH SWINTON AVENUE PLAT

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TABULAR DATA:

NAME	SQUARE FEET	ACRES
LOT 1	12237	0.2809
LOT 2	10474	0.2404
TOTAL	22711	0.5214



- LEGEND**
- ⊕ - CENTERLINE
 - ⊙ - PRM - SET PERMANENT REFERENCE MONUMENT
 - ⊙ - LB7264, UNLESS NOTED OTHERWISE
 - - SET 1/2" IRON ROD AND CAP - LB7264
 - ⊠ - SET NAIL & DISK - LB7264
- ABBREVIATIONS:**
- CONC. - CONCRETE
 - COR. - CORNER
 - D. - DELTA (CENTRAL ANGLE)
 - D.E. - DRAINAGE EASEMENT
 - DIA. - DIAMETER
 - F.P.L. - FLORIDA POWER AND LIGHT
 - G.U.E. - GENERAL UTILITY EASEMENT
 - I.R. - IRON ROD
 - IRC - IRON ROD & CAP
 - L - ARC LENGTH
 - L.B. - LICENSED BUSINESS
 - L.S. - LICENSED SURVEYOR
 - MON. - MONUMENT
 - NON-RADIAL
 - N.R. - NON-RADIAL
 - O.R.B. - OFFICIAL RECORDS BOOK
 - P.A.E. - PUBLIC ACCESS EASEMENT
 - P.B.C.R. - PALM BEACH COUNTY RECORDS
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - P.C.P. - PERMANENT CONTROL POINT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - S.E. - SEWER EASEMENT
 - SEC. - SECTION
 - S.F. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - W.E. - WATER EASEMENT