

SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST

# STAMM 1201 GEORGE BUSH BLVD

BEING A REPLAT OF LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, 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

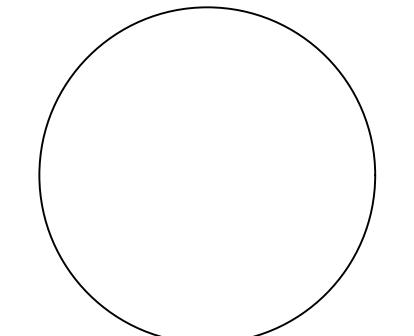
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
A.D. 2024 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THRU \_\_\_\_\_

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 1201 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF BEING A REPLAT OF LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 17,316 SQUARE FEET/ 0.3975 ACRES, MORE OR LESS.

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

**LOTS:**

LOTS 1 THROUGH 3, INCLUSIVE, ARE HEREBY RESERVED BY 1201 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

**PUBLIC RIGHT-OF-WAY**

TRACT R IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF DELRAY BEACH FOR STREET, PEDESTRIAN ACCESS AND UTILITY PURPOSES.

**ALONG WITH THE FOLLOWING EASEMENTS:**

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

THE LIMITED ACCESS EASEMENT IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS AND ASSIGNS AND/OR ASSIGNS FOR DRAINAGE PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS AND ASSIGNS WITHOUT RE COURSE TO THE CITY OF DELRAY BEACH.

ACCESS EASEMENT IS MADE FOR THE BENEFIT OF THE OWNERS OF LOT 2, THEIR SUCCESSORS AND ASSIGNS FOR MAINTENANCE ACCESS PURPOSES.

GENERAL UTILITY (G.U.E.) 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 MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

1201 GEORGE BUSH BLVD, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

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

BY: MICHAEL STAMM  
MANAGING MEMBER

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_ AS  
\_\_\_\_\_, FOR 1 FUND CITIES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE  
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 \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

THE UNDERSIGNED, 1 FUND CITIES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, 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 32460, AT PAGE 50 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: \_\_\_\_\_

1 FUND CITIES LLC  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

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

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**CITY APPROVALS:**

THIS PLAT OF STAMM 1201 GEORGE BUSH BLVD 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 \_\_\_\_\_

CHAIRPERSON, PLANNING AND ZONING \_\_\_\_\_

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_

FIRE MARSHAL \_\_\_\_\_

**TITLE CERTIFICATION:**

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }

I, THOMAS F. CARNEY, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREIN AND FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO 1201 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

WITNESS: \_\_\_\_\_  
PRINT NAME: THOMAS F. CARNEY  
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 1201 GEORGE BUSH BLVD, AS REQUIRED BY CHAPTER 177.091(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 #300  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FL 33432

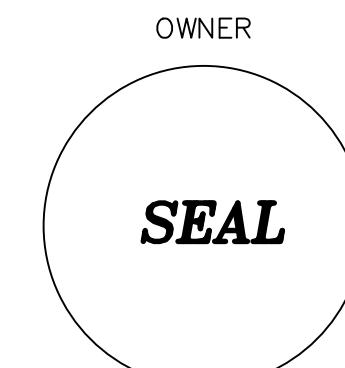
**SURVEYOR'S CERTIFICATE:**

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.

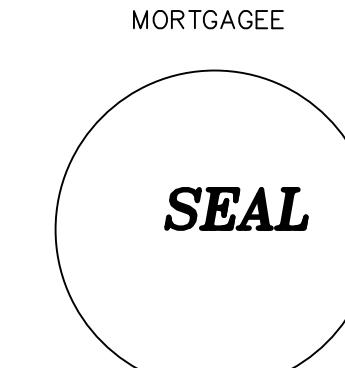
DATE: \_\_\_\_\_

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

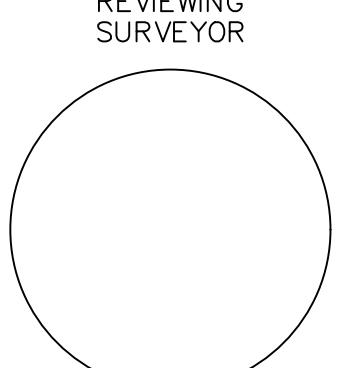
PREPARED IN THE OFFICE OF:  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATION NO. LB 3591



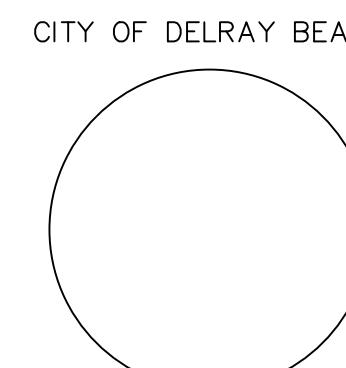
OWNER  
SEAL



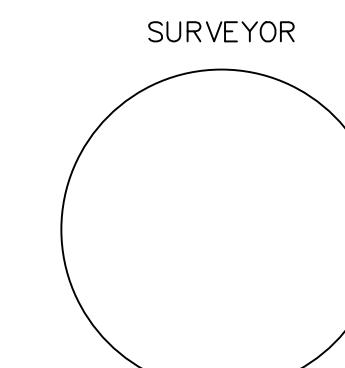
MORTGAGEE  
SEAL



REVIEWING SURVEYOR



CITY OF DELRAY BEACH



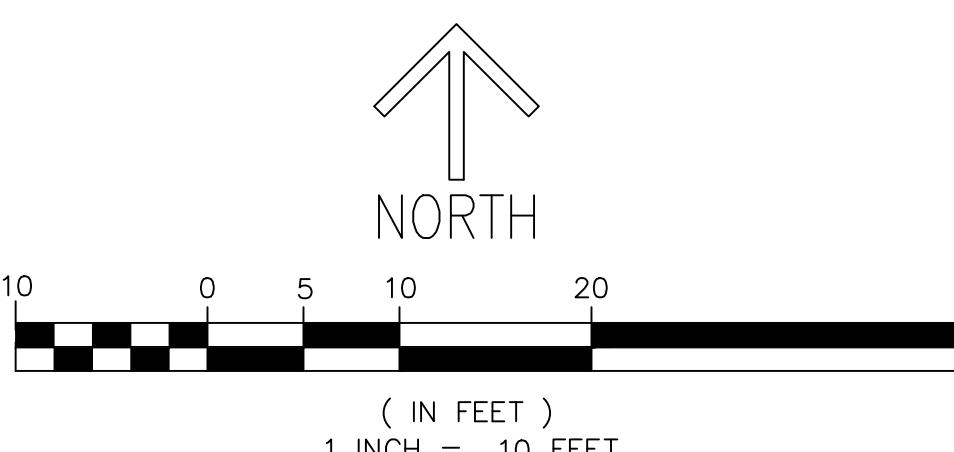
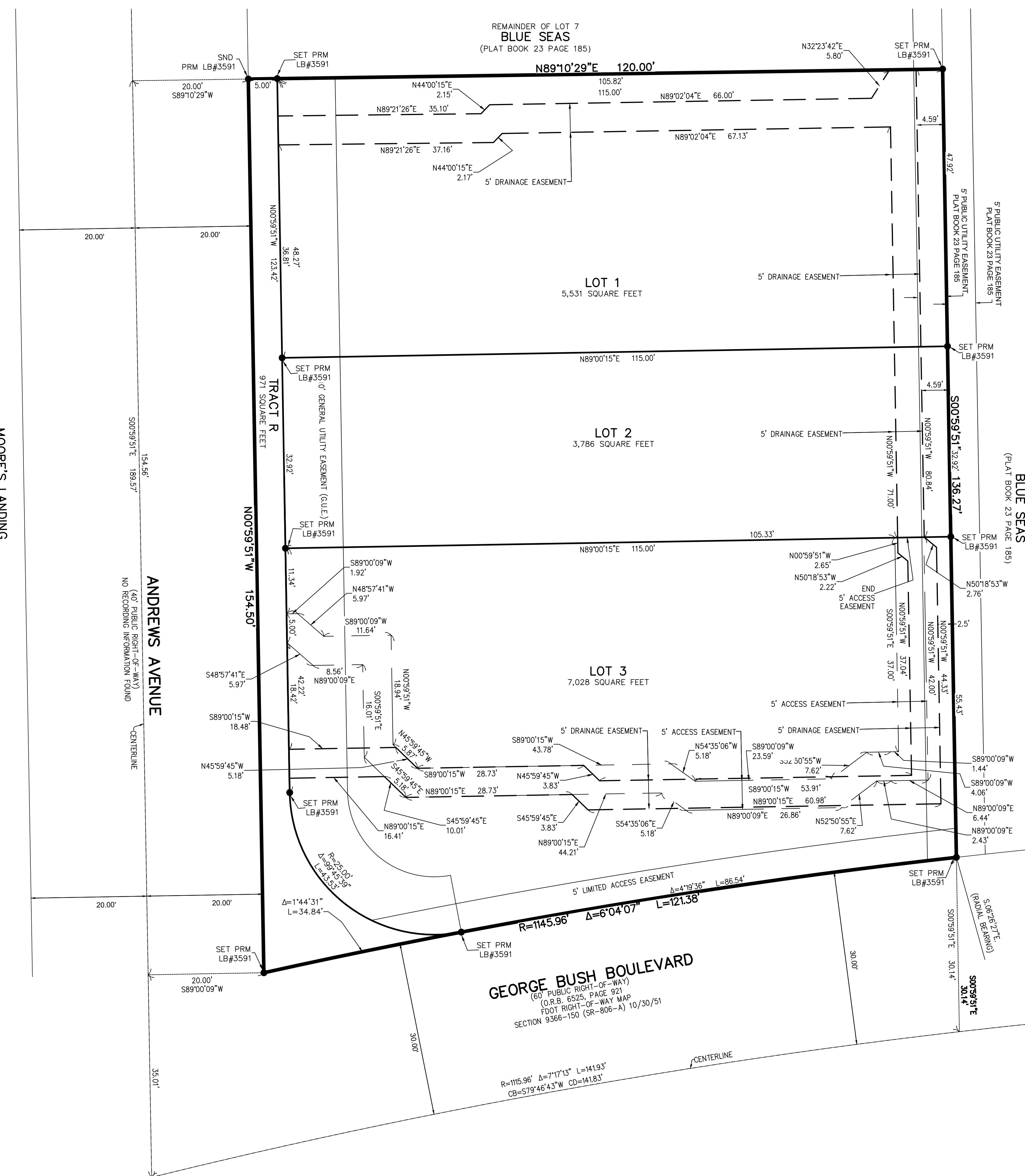
SURVEYOR

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
AULFIELD & WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BROWNSVILLE, FLORIDA 33434 - (561)392-1999  
LICENSE OF AUTHORIZATION NO. LB3591

# STAMM 1201 GEORGE BUSH BLVD

BEING A REPLAT OF LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 185, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

**SHEET 2 OF 2**



"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.

## TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	5,531	0.1270
LOT 2	3,786	0.0869
LOT 3	7,028	0.1613
TRACT R	971	0.0223
<b>TOTAL</b>	<b>17,316</b>	<b>0.3975</b>

## **SURVEY NOTES:**

**CONVEY NOTES.**

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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.
4. 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.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING ALONG THE WEST LINE OF LOT 6, BLUE SEAS, PLAT BOOK 23, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°59'51" EAST.
8. ALL DISTANCES SHOWN HEREON ARE GROUND.
9. 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.

## EGEND / ABBREVIATIONS:

LEGEND / ABBREVIATIONS.

CB - DENOTES CHORD BEARING  
CD - DENOTES CHORD DISTANCE  
LB - LICENSED BUSINESS  
CL - CENTERLINE  
-43 - SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
● - DENOTES SET 5/8" IRON ROD AND CAP  
      STAMPED PRM LB#3591  
● - DENOTES SET NAIL AND DISK  
      STAMPED "C&W PRM LB.3591"