

# HISTORIC DEPOT SQUARE REPLAT

**BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C", HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.**

**DEDICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS: THAT ALTA DELRAY STATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND AS SHOWN ON THIS PLAT, HISTORIC DEPOT SQUARE REPLAT, BEING A RE-PLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C", HISTORIC DEPOT SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

TRACTS "A-1", "A-3", "B-1", "B-2" AND "C" OF HISTORIC DEPOT SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 197-199, AS MODIFIED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 27668, PAGE 1449, OFFICIAL RECORDS BOOK 27668, PAGE 1456, OFFICIAL RECORDS BOOK 27668, PAGE 1470 AND OFFICIAL RECORDS BOOK 27668, PAGE 1476, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE METES AND BOUNDS OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C" ARE FURTHER DESCRIBED BELOW.

TOGETHER WITH EASEMENTS PROVIDED IN THE SIGNAGE AND LANDSCAPING EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 28175, PAGE 1394, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS RIGHTS RESERVED TO DEVELOPER IN THE DECLARATION OF RESERVED RIGHTS AND AGREEMENT NOT TO ENCUMBER RECORDED IN OFFICIAL RECORDS BOOK 24968, PAGE 914, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE EASEMENT AND REAL PROPERTY RIGHTS RESERVED TO "OWNER" IN THE AGREEMENT TO REPLAT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 28175, PAGE 1430, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS "A-1" AND "A-3"

TRACTS "A-1" AND "A-3", HISTORIC DEPOT SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PLAT AS MODIFIED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 27423, PAGE 243 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A-1" AS MODIFIED BY SAID SURVEYOR'S AFFIDAVIT; THENCE S00°53'35"E, ALONG THE MODIFIED EAST LINE OF TRACT "A-1", A DISTANCE OF 291.33 FEET; THENCE N89°05'27"E, 71.29 FEET TO THE WEST RIGHT-OF-WAY OF INTERSTATE 95 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE TO SAID POINT BEARS S67°37'54"E; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1063.92 FEET AND A CENTRAL ANGLE OF 10'08'18", AN ARC DISTANCE OF 188.26 FEET TO A POINT OF TANGENCY; THENCE S32°30'24"W, ALONG THE WEST RIGHT-OF-WAY OF INTERSTATE 95, A DISTANCE OF 92.46 FEET TO THE SOUTH LINE OF TRACT "A-1"; THENCE N89°39'19"W, ALONG THE SOUTH LINE OF SAID TRACTS "A-1" AND "A-3", A DISTANCE OF 210.66 FEET TO THE SOUTHWEST CORNER OF TRACT "A-3"; THENCE N00°48'37"W, ALONG THE WEST LINE OF TRACTS "A-1" AND "A-3", A DISTANCE OF 508.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE EASTERLY ALONG SAID TRACT LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°52'11", AN ARC DISTANCE OF 39.65 FEET; THENCE S89°56'26"E, ALONG THE NORTH LINE OF TRACT "A-1", A DISTANCE OF 253.33 FEET TO THE POINT OF BEGINNING.

TRACTS "B-1" AND "B-2"

TRACTS "B-1" AND "B-2", HISTORIC DEPOT SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PLAT AS MODIFIED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 27423, PAGE 243 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "B-1"; THENCE N00°52'35"W, ALONG THE WEST LINE OF SAID TRACT "B-1" AND "B-2", A DISTANCE OF 284.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2075.00 FEET AND A CENTRAL ANGLE OF 15°21'18", AN ARC DISTANCE OF 556.09 FEET; THENCE N14°28'43"E, 229.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 39°52'02", AN ARC DISTANCE OF 86.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 21.00 FEET AND A CENTRAL ANGLE OF 95°34'24", AN ARC DISTANCE OF 35.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 74.00 FEET AND A CENTRAL ANGLE OF 119°47'32", AN ARC DISTANCE OF 154.72 FEET TO THE WEST RIGHT-OF-WAY OF INTERSTATE 95 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE TO SAID POINT BEARS S87°00'58"W, (THE PRECEDING SIX COURSES AND DISTANCES BEING COINCIDENT WITH THE WESTERLY AND NORTHERLY LINE OF SAID TRACT "B-2"); THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY OF INTERSTATE 95 AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3969.72 FEET AND A CENTRAL ANGLE OF 05°06'33", AN ARC DISTANCE OF 353.98 FEET; THENCE S08°05'34"E, 94.11 FEET; THENCE S04°04'14"E, 516.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1063.92 FEET AND A CENTRAL ANGLE OF 08°38'47", AN ARC DISTANCE OF 160.56 FEET TO THE SOUTH LINE OF SAID TRACT "B-1", THE PRECEDING FOUR (4) COURSES AND DISTANCES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY OF INTERSTATE 95; THENCE N89°56'26"W, ALONG THE SOUTH LINE OF SAID TRACT "B-1", A DISTANCE OF 408.61 FEET TO THE POINT OF BEGINNING.

TRACT "C"

TRACT "C", HISTORIC DEPOT SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PLAT AS MODIFIED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 27423, PAGE 243 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH CORNER OF SAID TRACT "C"; THENCE N14°28'43"E, ALONG THE WEST LINE OF TRACT "C", 143.61 FEET TO THE NORTHWEST CORNER OF TRACT "C", SAID POINT BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE TO SAID POINT BEARS S00°33'26"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 1°15'48", AN ARC DISTANCE OF 117.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RELOCATED NW 2ND STREET (ALSO KNOWN AS DEPOT ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 9 (I-95), SECTION NO. 93220-2411, SHEET 22 OF 27, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE TO SAID POINT BEARS N68°56'49"W, THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 00°46'08", AN ARC DISTANCE OF 2.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "C", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE TO SAID POINT BEARS N33°16'40"W; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF TRACT "C" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 73.00 FEET AND A CENTRAL ANGLE OF 15°14'58", AN ARC DISTANCE OF 19.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 31°06'46", AN ARC DISTANCE OF 24.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 58°06'25", AN ARC DISTANCE OF 177.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 536,673 SQUARE FEET (12.320 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HISTORIC DEPOT SQUARE REPLAT AND FURTHER DEDICATES AS FOLLOWS:

PARCEL 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

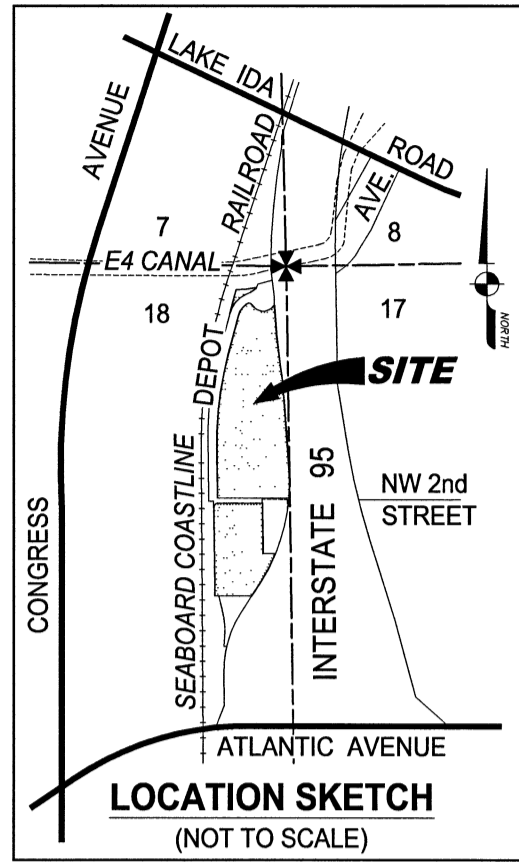
PARCEL 3, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ALTA DELRAY STATION, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ALTA DELRAY STATION, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

DETENTION AREA EASEMENTS 1, 2, 3 AND 4, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ALTA DELRAY STATION, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL WATER EASEMENTS (W.E.), AS SHOWN HEREON, ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

ALL GENERAL UTILITY EASEMENTS (G.U.E.), AS SHOWN HEREON, ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



**DEDICATION continue:**

IN WITNESS WHEREOF, ALTA DELRAY STATION, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

ALTA DELRAY STATION, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WOOD DELRAY STATION, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

WOOD DELRAY STATION MANAGER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

WP SOUTH DEVELOPMENT ENTERPRISES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER & SOLE MANAGER

BY: \_\_\_\_\_  
NAME: DAVID E. THOMPSON  
TITLE: VICE PRESIDENT

THIS INSTRUMENT WAS PREPARED BY:  
**MARISHA M. KREITMAN**  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
NOVEMBER 2016

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 201\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 1 OF 7**

**NOTES:**

- 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.
- 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 EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, HISTORIC DEPOT SQUARE, BASED ON THE SOUTH LINE OF TRACT "B-1" HAVING A BEARING OF N89°56'26"W.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- 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.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CALCULATED; CL = CENTERLINE; Δ = CENTRAL ANGLE; D.B. = DEED BOOK; D.E. = DRAINAGE EASEMENT; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; F.P.L. = FLORIDA POWER & LIGHT COMPANY; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; MS. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.E.D. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.B. = POINT OF BEGINNING; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY; W.E. = WATER EASEMENT.  
  - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.
  - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM L.B. 3300," UNLESS OTHERWISE STATED.

**TITLE CERTIFICATION**

I, \_\_\_\_\_, 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 HEREON DESCRIBED PROPERTY IS VESTED IN ALTA DELRAY STATION, LLC, A DELAWARE 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.

DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
ATTORNEY-AT-LAW IN FLORIDA

**CITY OF DELRAY BEACH**

THIS PLAT OF "HISTORIC DEPOT SQUARE REPLAT", WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
DIRECTOR OF PLANNING, ZONING & BUILDING CHAIRPERSON, PLANNING AND ZONING BOARD  
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CITY ENGINEER CITY OF DELRAY BEACH FIRE MARSHAL

**REVIEWING SURVEYOR**

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 "HISTORIC DEPOT SQUARE REPLAT", 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.

DATED: \_\_\_\_\_ PATRICK B. MEEDS, P.S.M.  
FLORIDA REGISTRATION NO. 4728  
WANTMAN GROUP, INC.  
L.B. NO. 7055

**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 CITY OF DELRAY BEACH, FLORIDA.

DATED: \_\_\_\_\_ MARISHA M. KREITMAN, P.S.M.  
FLORIDA REGISTRATION NO. 6555  
AVIROM & ASSOCIATES, INC., L.B. NO. 3300  
50 S.W. 2nd AVENUE, SUITE 102, BOCA RATON, FLORIDA, 33432

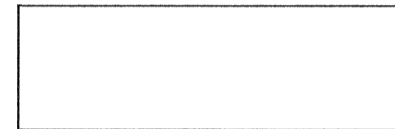
**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

MY COMMISSION EXPIRES:



NOTARY SEAL

(PRINT NUMBER)

NOTARY PUBLIC

**MORTGAGEE'S CONSENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 28179 AT PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

WITNESS: \_\_\_\_\_ NXT CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

(PRINT NAME)

WITNESS: \_\_\_\_\_

(PRINT NAME)

BY: \_\_\_\_\_  
NAME: ANGELA M. FABUS  
TITLE: VICE PRESIDENT

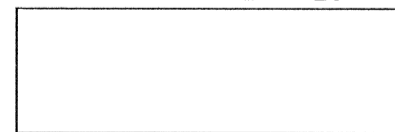
**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ OF \_\_\_\_\_ BANK, \_\_\_\_\_ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID \_\_\_\_\_ AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE \_\_\_\_\_ SEAL OF SAID \_\_\_\_\_ AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR \_\_\_\_\_ AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

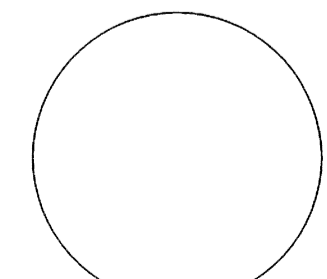
MY COMMISSION EXPIRES:



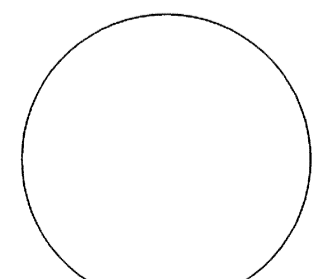
NOTARY SEAL

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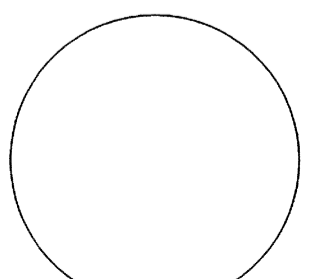
NOTARY PUBLIC



CITY OF DELRAY BEACH



REVIEWING SURVEYOR



SURVEYOR

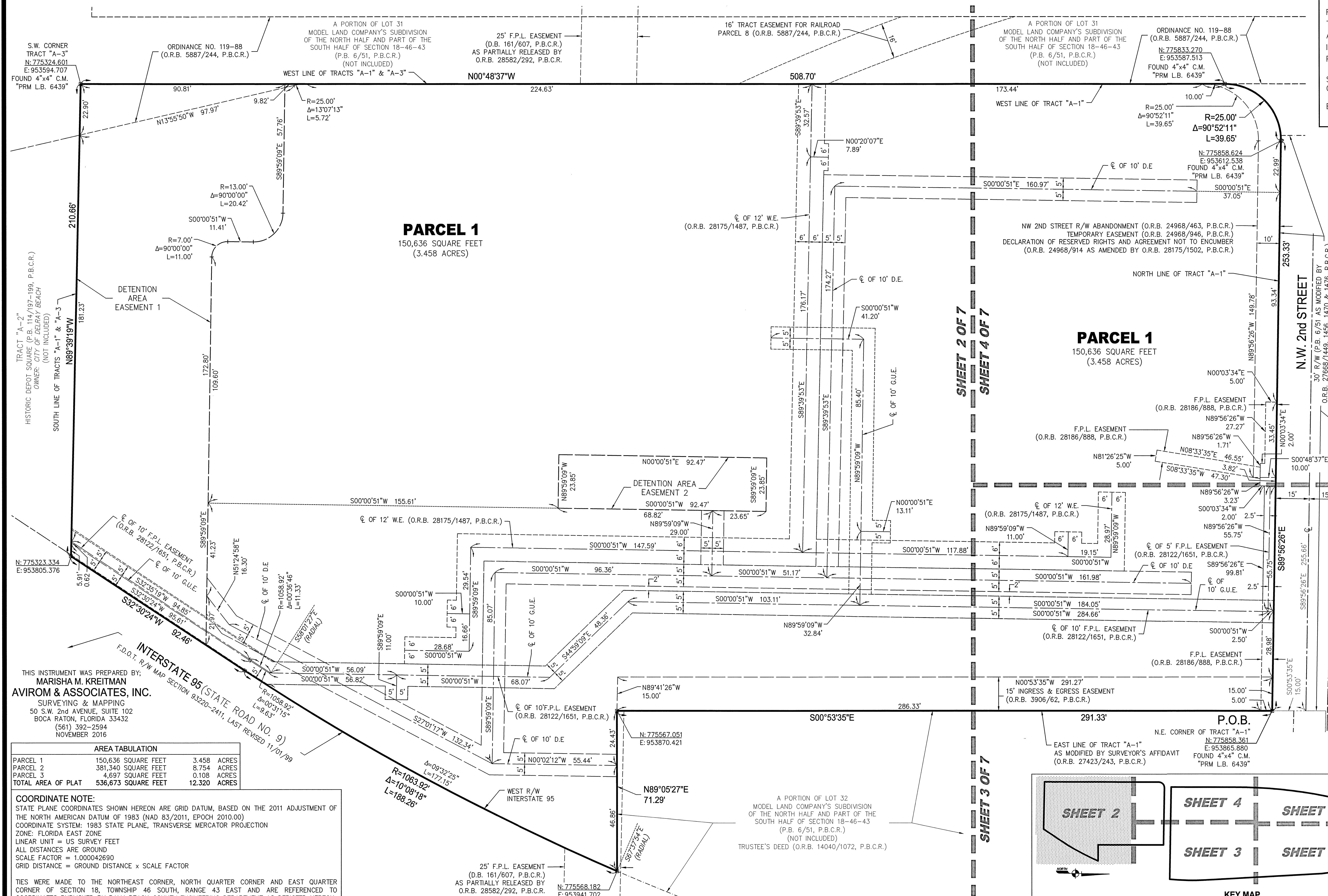
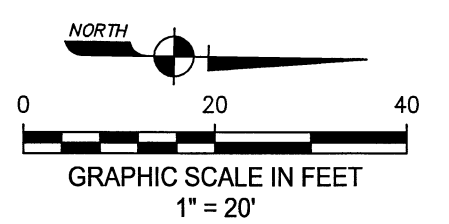
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STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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SHEET 2 OF 7

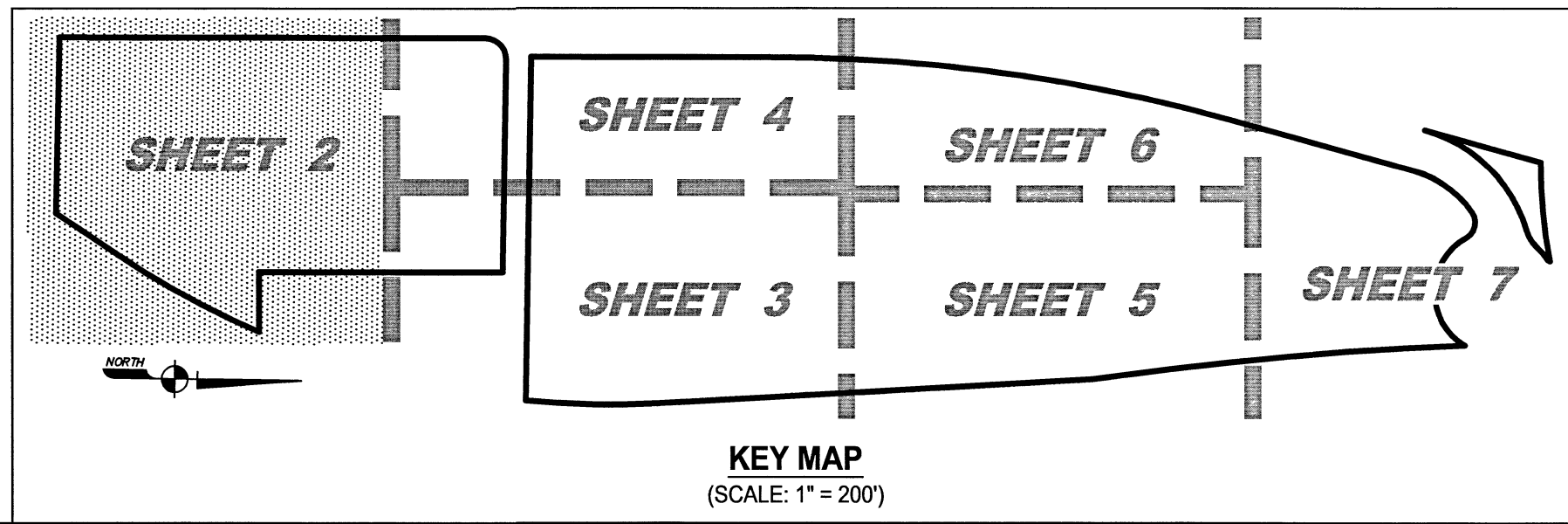


THIS INSTRUMENT WAS PREPARED BY:  
**MARISHA M. KREITMAN**  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
NOVEMBER 2016

AREA TABULATION		
PARCEL 1	150,636 SQUARE FEET	3.458 ACRES
PARCEL 2	381,340 SQUARE FEET	8.754 ACRES
PARCEL 3	4,697 SQUARE FEET	0.108 ACRES
TOTAL AREA OF PLAT	536,673 SQUARE FEET	12.320 ACRES

**COORDINATE NOTE:**  
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SHEET 4 OF 7  
SHEET 3 OF 7

PARCEL 2

PARCEL 2

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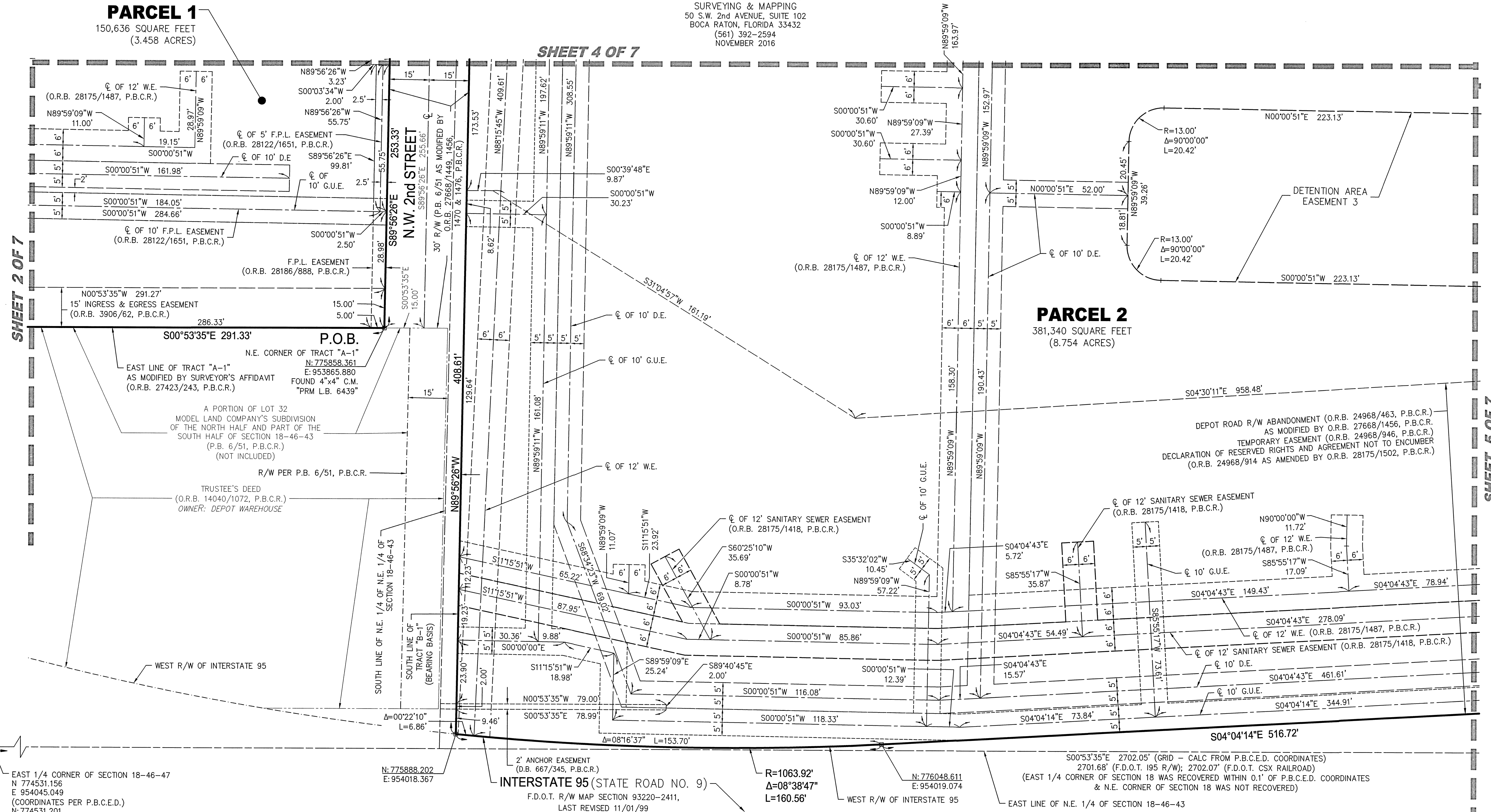
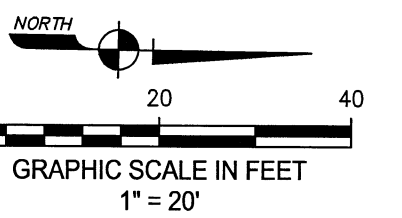
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 CLERK AND COMPTROLLER

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

SHEET 3 OF 7



EAST 1/4 CORNER OF SECTION 18-46-47  
 N: 774531.156  
 E: 954045.049  
 (COORDINATES PER P.B.C.E.D.)  
 N: 774531.201  
 E: 954044.916  
 FOUND P.B.C.E.D. BRASS DISK

N: 775888.202  
 E: 954018.367

2' ANCHOR EASEMENT  
 (D.B. 667/345, P.B.C.R.)  
**INTERSTATE 95 (STATE ROAD NO. 9)**  
 F.D.O.T. R/W MAP SECTION 93220-2411,  
 LAST REVISED 11/01/99

R=1063.92'  
 Δ=08°38'47"  
 L=160.56'

N: 776048.611  
 E: 954019.074

S00°53'35"E 2702.05' (GRID - CALC FROM P.B.C.E.D. COORDINATES)  
 2701.68' (F.D.O.T. 195 R/W); 2702.07' (F.D.O.T. CSX RAILROAD)  
 (EAST 1/4 CORNER OF SECTION 18 WAS RECOVERED WITHIN 0.1' OF P.B.C.E.D. COORDINATES  
 & N.E. CORNER OF SECTION 18 WAS NOT RECOVERED)

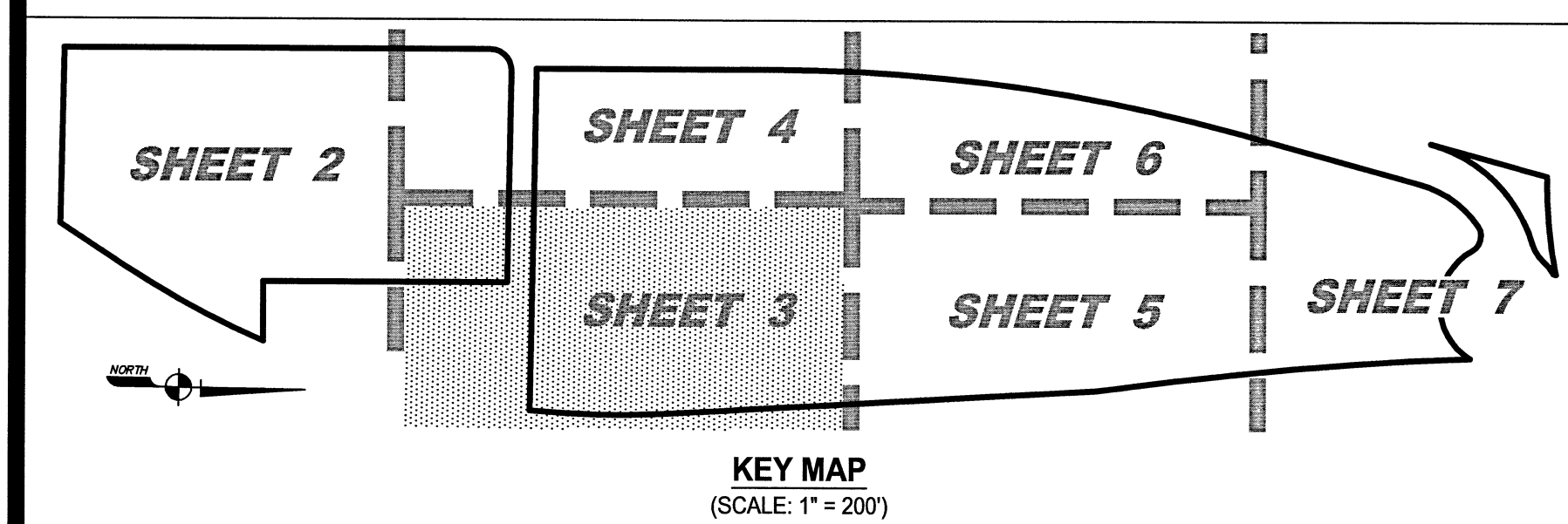
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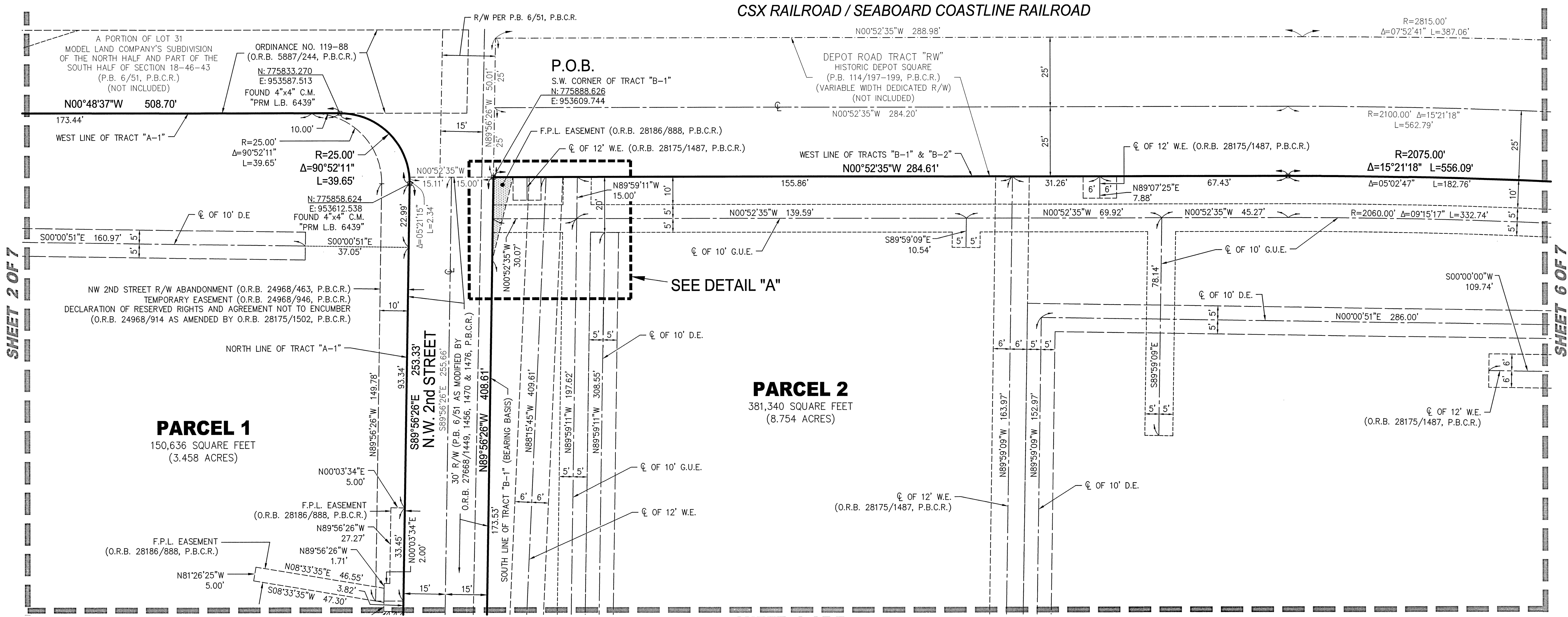
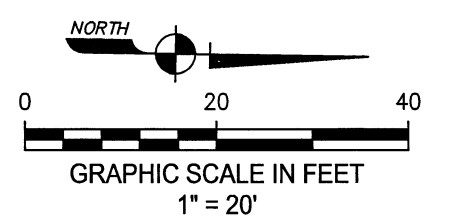
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SHEET 4 OF 7



SHEET 2 OF 7

SHEET 6 OF 7

SHEET 3 OF 7

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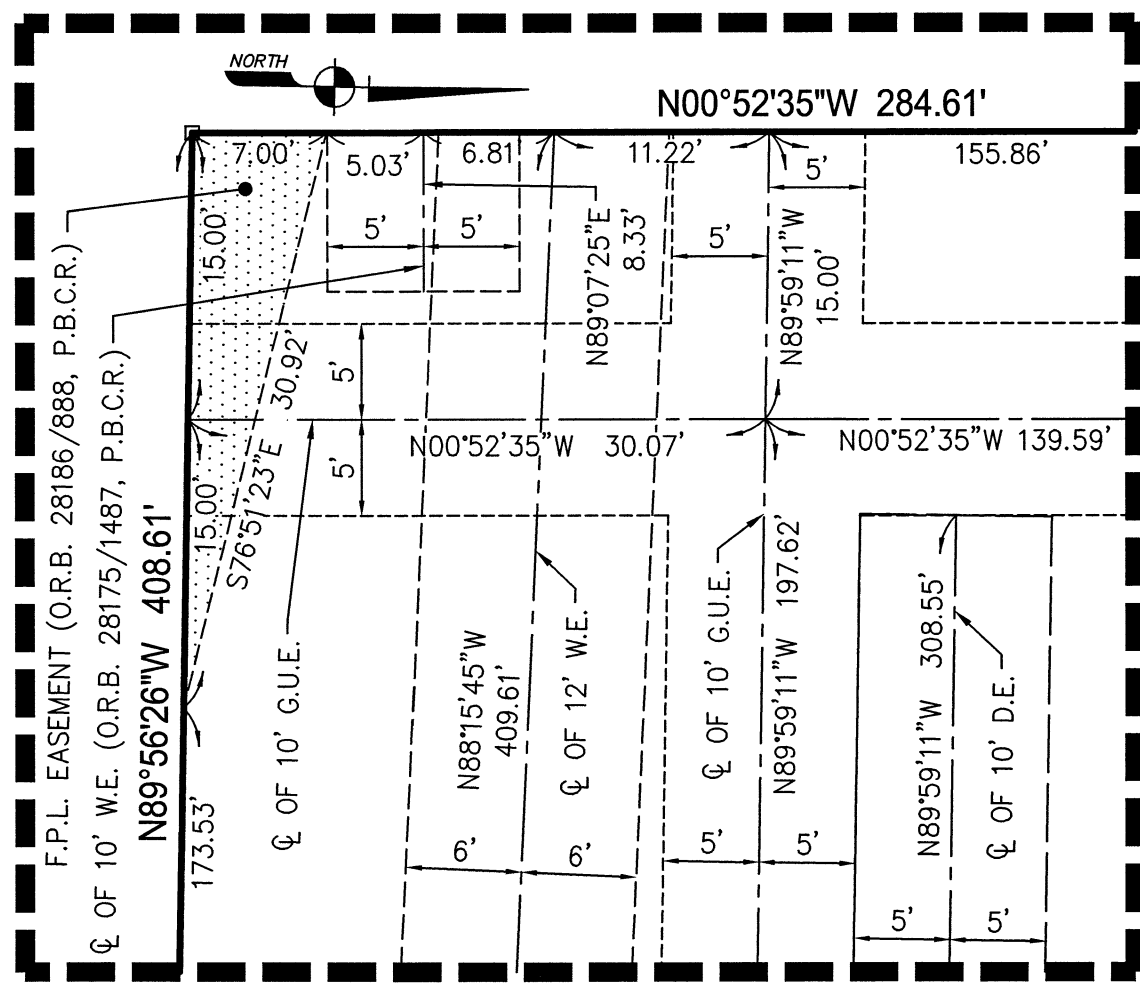
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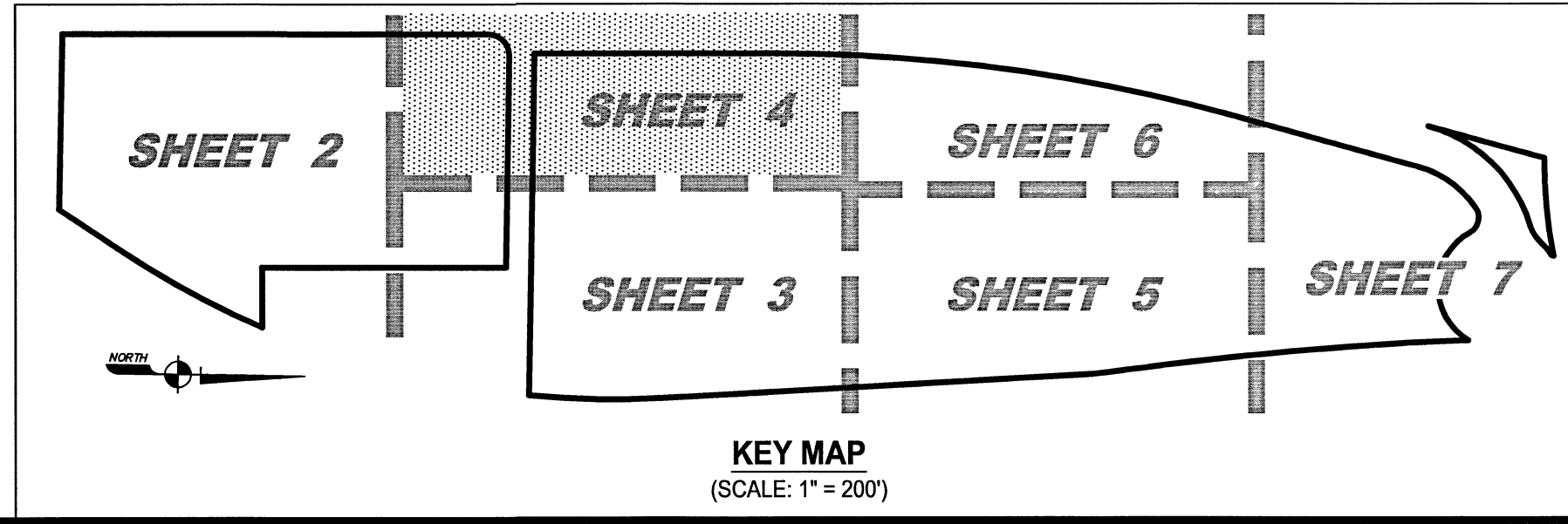
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**DETAIL "A"**  
 SCALE: 1" = 10'



**KEY MAP**  
 (SCALE: 1" = 200')

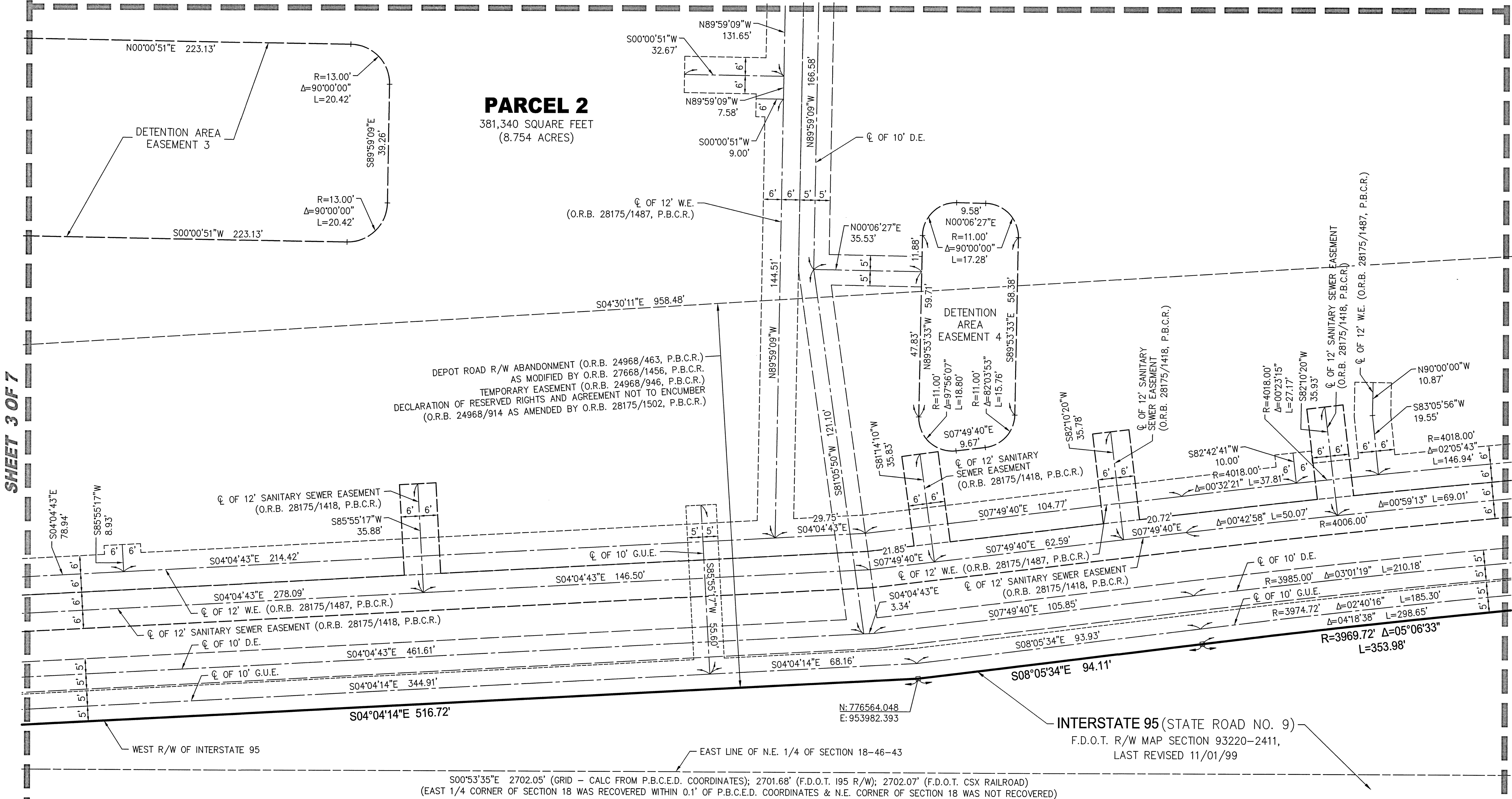
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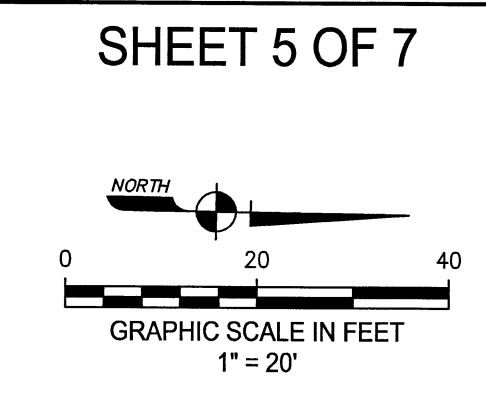


SHEET 3 OF 7

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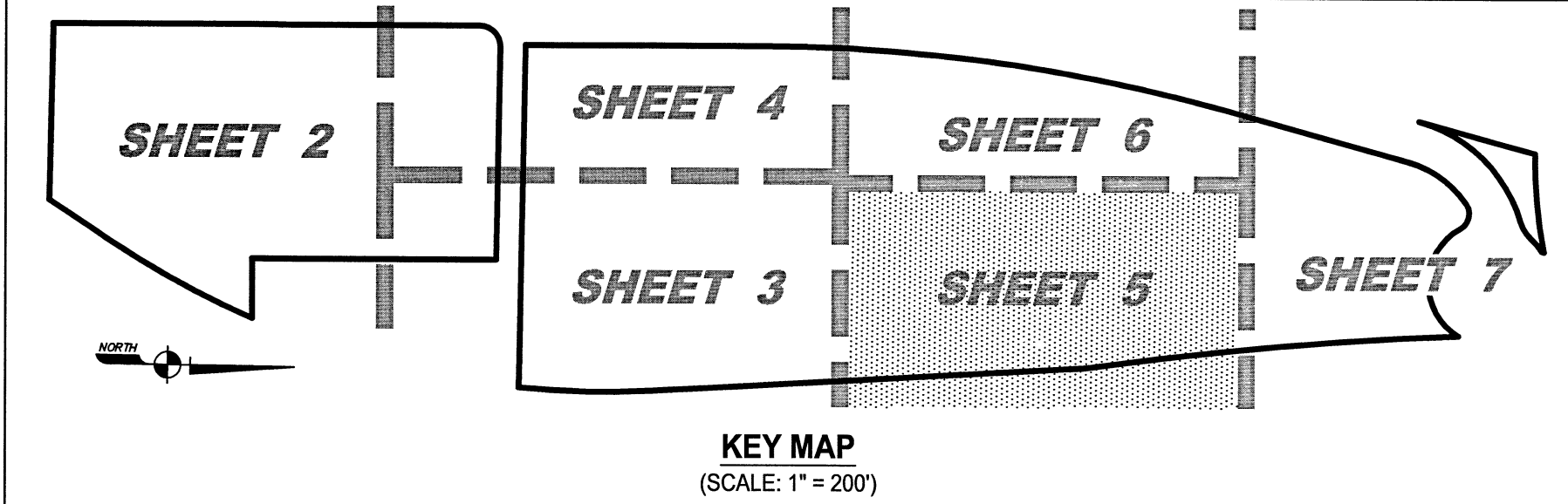
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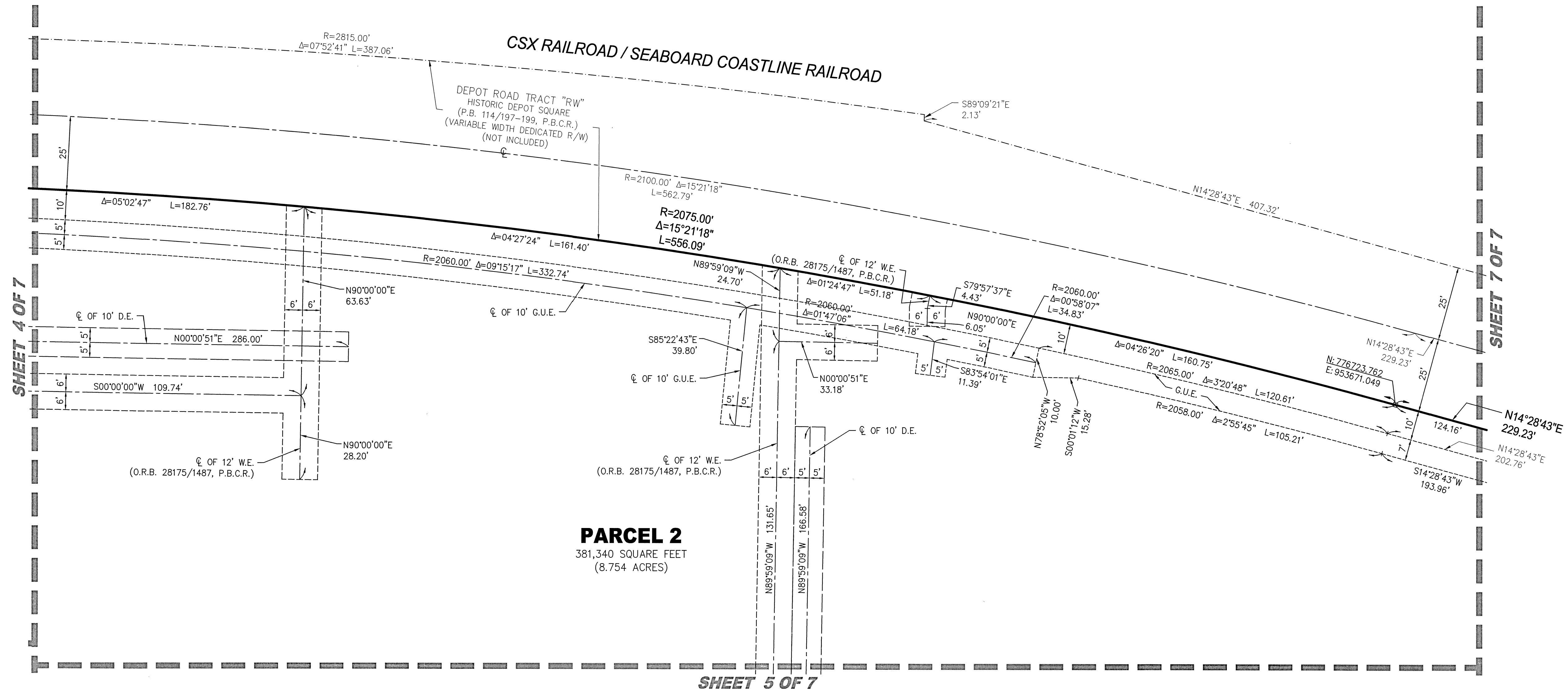
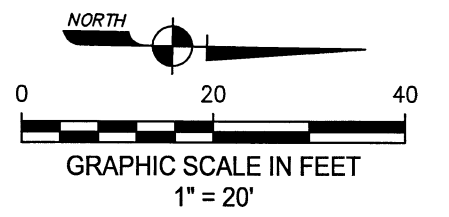
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BEING A REPLAT OF TRACTS "A-1", "A-3", "B-1", "B-2" AND "C", HISTORIC DEPOT SQUARE, AS RECORDED IN PLAT BOOK 114, PAGES 197 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SAID LANDS SITUATE AND BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:  
**MARISHA M. KREITMAN**  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594  
 NOVEMBER 2016

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 201\_ AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_  
 SHARON R. BOCK  
 CLERK AND COMPTROLLER  
 BY: \_\_\_\_\_  
 DEPUTY CLERK

SHEET 6 OF 7

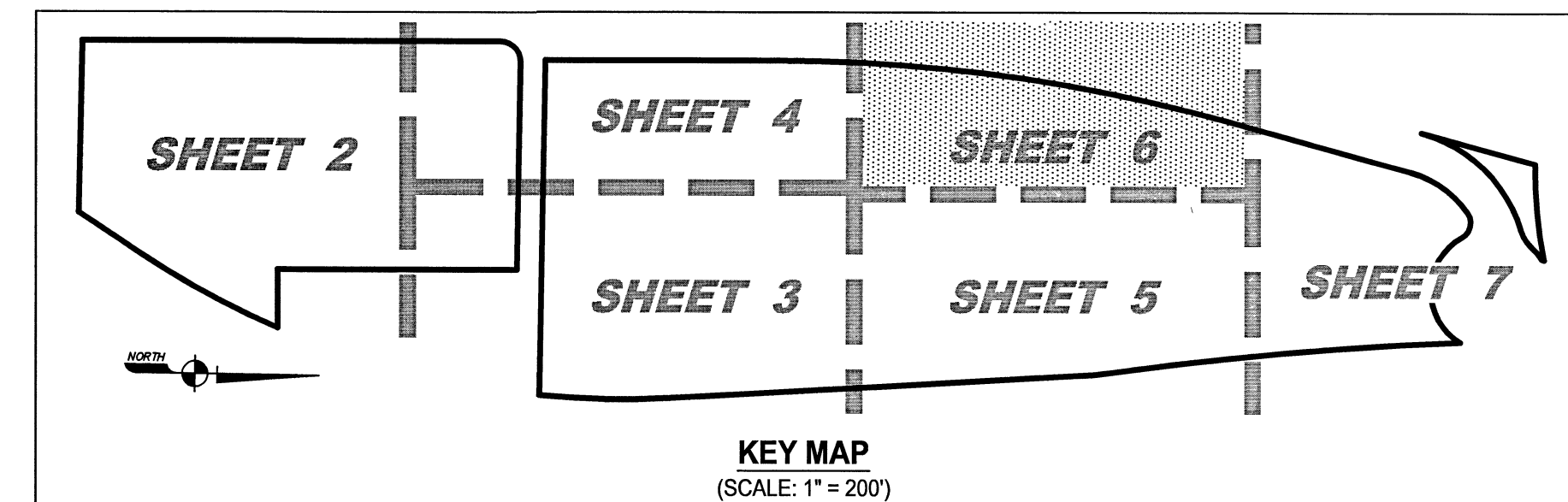


**NOTES:**

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- 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.
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- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
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AREA TABULATION		
PARCEL 1	150,636 SQUARE FEET	3.458 ACRES
PARCEL 2	381,340 SQUARE FEET	8.754 ACRES
PARCEL 3	4,697 SQUARE FEET	0.108 ACRES
TOTAL AREA OF PLAT	536,673 SQUARE FEET	12.320 ACRES

**COORDINATE NOTE:**  
 STATE PLANE COORDINATES SHOWN HEREON ARE GRID DATUM, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011, EPOCH 2010.00)  
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 LINEAR UNIT = US SURVEY FEET  
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 SCALE FACTOR = 1.000042690  
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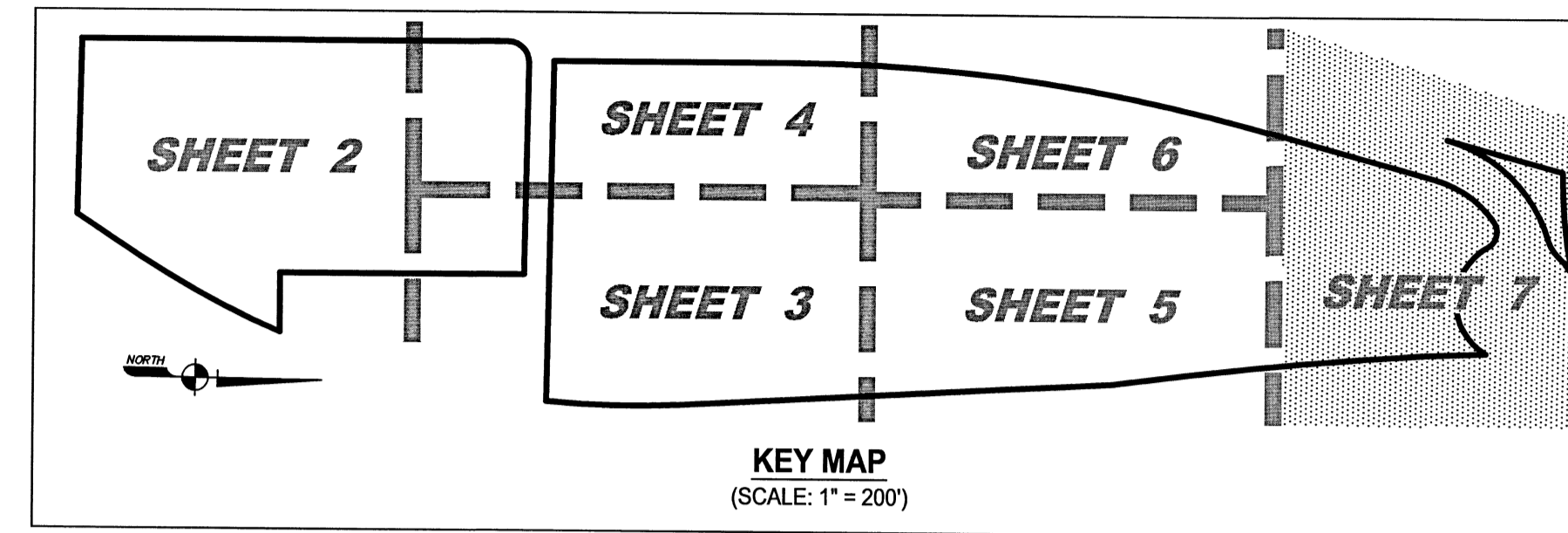


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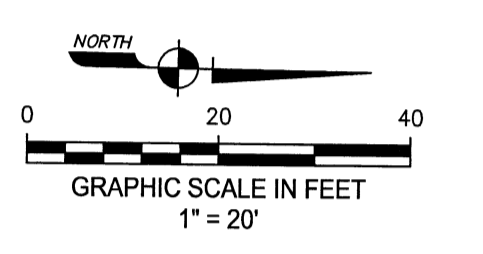
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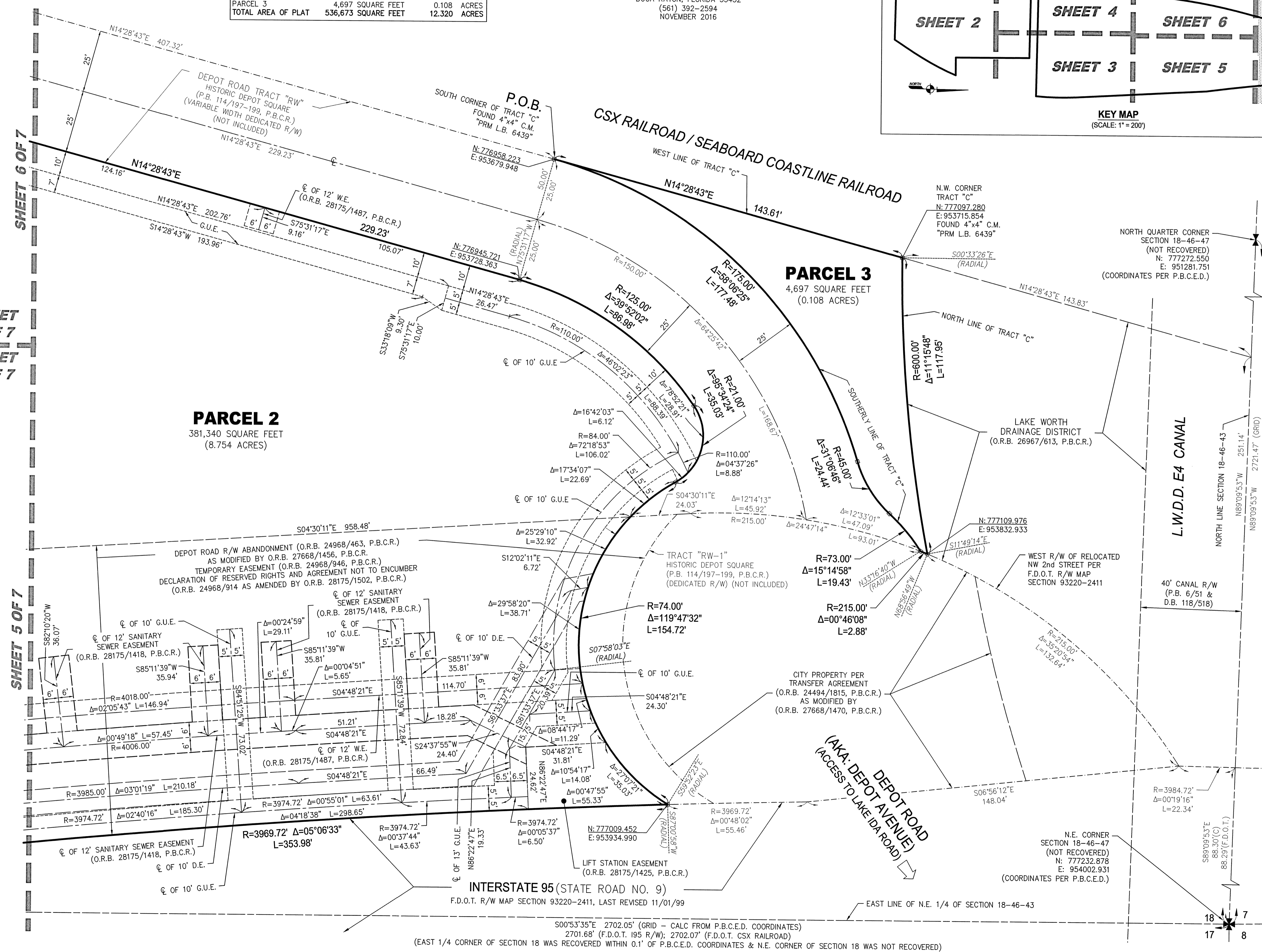
SHEET 7 OF 7



### NOTES:

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INTERSTATE 95 (STATE ROAD NO. 9)  
 F.D.O.T. R/W MAP SECTION 93220-2411, LAST REVISED 11/01/99  
 EAST 1/4 CORNER OF SECTION 18 WAS RECOVERED WITHIN 0.1' OF P.B.C.E.D. COORDINATES & N.E. CORNER OF SECTION 18 WAS NOT RECOVERED

SHEET 6 OF 7  
 SHEET 5 OF 7

SHEET 6 OF 7  
 SHEET 5 OF 7