

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, PARCEL B CONGRESS DELRAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN ON THIS PLAT OF PARKS AT DELRAY, BEING A PORTION OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 166, AND ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, AND ALL OF CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND ALL OF REPLAT OF THE TERRACES AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 PAGE 51, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID REPLAT OF LAKESIDE AT CENTRE' DELRAY; THENCE N.68°34'25"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLD GERMANTOWN ROAD, AN 80' WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 1,293.99 FEET; THENCE S.56°08'55"E., A DISTANCE OF 41.09 FEET; THENCE S.00°52'24"E., A DISTANCE OF 677.24 FEET; THENCE S.12°37'21"W., A DISTANCE OF 51.42 FEET; THENCE S.00°52'24"E., A DISTANCE OF 159.83 FEET; THENCE N.49°47'35"E., A DISTANCE OF 15.51 FEET; THENCE S.00°52'24"E., A DISTANCE OF 1,032.50 FEET, THE PREVIOUS SIX (6) COURSES AND DISTANCES ARE ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE S.88°37'42"W. ALONG THE SOUTH LINE OF SAID CATALFUMO P.O.C. PLAT, A DISTANCE OF 1,234.38 FEET; THENCE N.00°50'17"W ALONG THE EAST LINE OF THE ENVIRONMENT, 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 141 OF SAID PUBLIC RECORDS, A DISTANCE OF 476.52 FEET; THENCE N.01°30'55"W. CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1,013.09 FEET TO THE POINT OF BEGINNING.

LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 2,125,350 SQUARE FEET, OR 48.7913 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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

1. PARCELS A1 AND A2

PARCELS A1 AND A2 ARE HEREBY RESERVED BY CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. PARCEL B1, B2, B3 AND B4

PARCELS B1, B2, B3 AND B4 ARE HEREBY RESERVED BY PARCEL B CONGRESS DELRAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

3. PARCELS C1 AND C2

PARCELS C1 AND C2 ARE HEREBY RESERVED BY 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

4. PARCEL C3

PARCEL C3 ARE HEREBY RESERVED BY 1690 SOUTH CONGRESS BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

5. PRIVATE CROSS ACCESS TRACTS AND PUBLIC SIDEWALK EASEMENT

TRACTS R, R-1 AND R-2, AS SHOWN HEREON ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE CROSS ACCESS TRACTS FOR PRIVATE CROSS ACCESS PURPOSES, SHARED PARKING, PUBLIC SIDEWALK INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION INCLUDING UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

6. OPEN SPACE TRACTS

TRACTS E1, E2, E3, E4, E5, E6 AND E7, AS SHOWN HEREON ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFERS, OPEN SPACE, PUBLIC SIDEWALK INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

7. ADDITIONAL RIGHT-OF-WAY

TRACTS RW AND RW1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR SANITARY SEWER PURPOSES.

THE ROADWAY EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE ROADWAY, CROSS ACCESS, INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION INCLUDING UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

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

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFERS, ACCESS, OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLATS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991

IN WITNESS WHEREOF, THE ABOVE-NAMED CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS ____ DAY OF _____, 202____.

WITNESS: _____
PRINT NAME

WITNESS: _____
PRINT NAME

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 _____, 202____, BY ARNAUD KARSENTI AS AUTHORIZED SIGNATORY OF CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

IN WITNESS WHEREOF, THE ABOVE-NAMED PARCEL B CONGRESS DELRAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS ____ DAY OF _____, 202____.

WITNESS: _____
PRINT NAME
WITNESS: _____
PRINT NAME

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 _____, 2022, BY ARNAUD KARSENTI AS AUTHORIZED SIGNATORY OF PARCEL B CONGRESS DELRAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY LIMITED PARTNERSHIP, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

IN WITNESS WHEREOF, THE ABOVE-NAMED 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS ____ DAY OF _____, 202____.

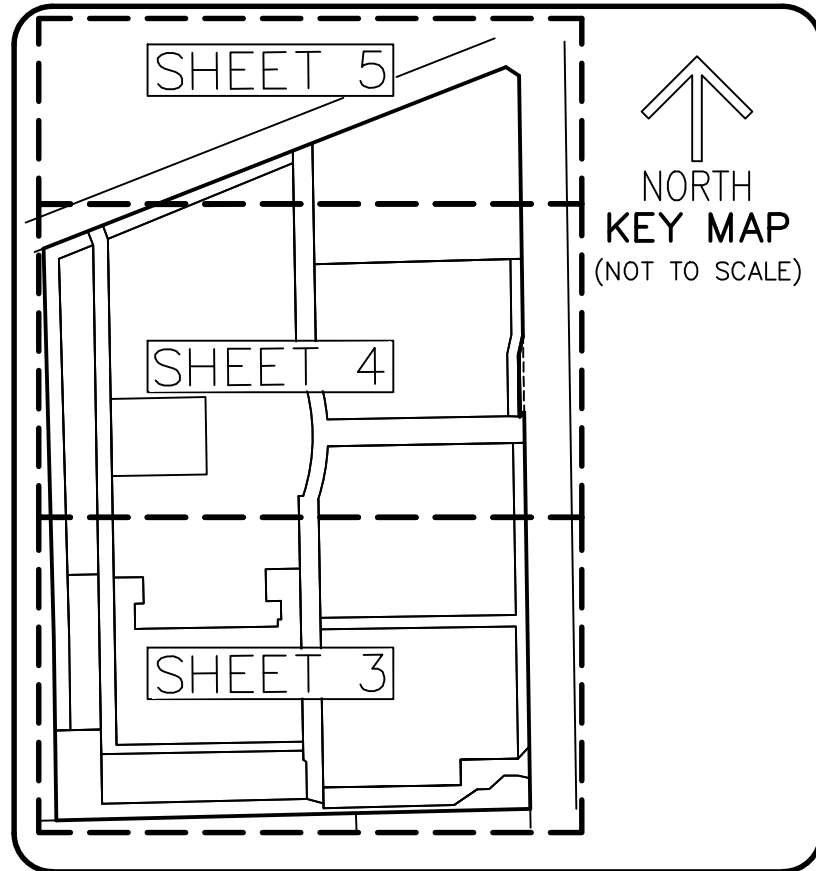
107 S. CONGRESS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME

WITNESS: _____
PRINT NAME

BY: _____
WILLIAM H. MILMOE
MANAGER

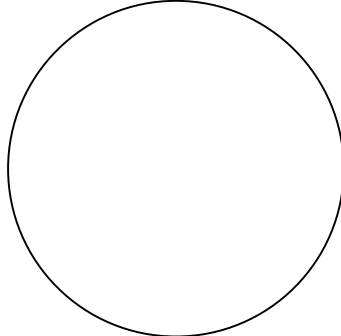
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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. 2022 AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES ____ THROUGH ____

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 5

| TABULAR DATA | | |
|--------------|-------------|---------|
| PARCEL # | SQUARE FEET | ACRES |
| PARCEL A1 | 479535 | 11.0086 |
| PARCEL A2 | 71447 | 1.6402 |
| PARCEL B1 | 199201 | 4.5730 |
| PARCEL B2 | 67780 | 1.5560 |
| PARCEL B3 | 165714 | 3.8043 |
| PARCEL B4 | 32148 | 0.7380 |
| PARCEL C1 | 225206 | 5.1700 |
| PARCEL C2 | 203132 | 4.6633 |
| PARCEL C3 | 223487 | 5.1306 |
| TRACT E1 | 37596 | 0.8631 |
| TRACT E2 | 10902 | 0.2503 |
| TRACT E3 | 37130 | 0.9241 |
| TRACT E4 | 18086 | 0.4152 |
| TRACT E5 | 53984 | 1.2393 |
| TRACT E6 | 28014 | 0.6431 |
| TRACT E7 | 49670 | 1.1403 |
| TRACT R | 118744 | 2.7260 |
| TRACT R-1 | 34045 | 0.7098 |
| TRACT R-2 | 66235 | 1.5205 |
| TRACT RW | 1440 | 0.0331 |
| TRACT RW1 | 1854 | 0.0426 |
| TOTAL | 2125350 | 48.7913 |

CITY APPROVALS:

THIS PLAT OF PARKS AT DELRAY WAS APPROVED ON THE ____ DAY OF _____, A.D. 202____ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: _____
MAYOR CITY CLERK

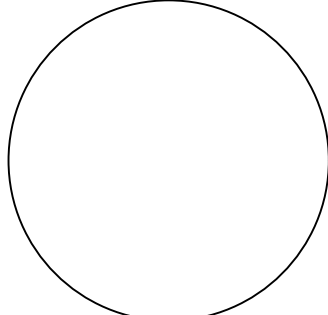
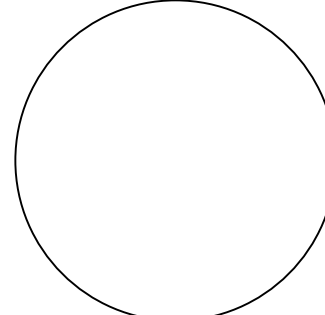
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR PLANNING & ZONING BOARD
CHAIRPERSON

CITY ENGINEER

CENTERPOINTE DELRAY OWNER'S
ASSOCIATION, INC.

CITY OF DELRAY BEACH



(SEAL)

NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

| TABULAR DATA | | |
|--------------|-------------|---------|
| PARCEL # | SQUARE FEET | ACRES |
| PARCEL A1 | 479535 | 11.0086 |
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| PARCEL B4 | 32148 | 0.7380 |
| PARCEL C1 | 225206 | 5.1700 |
| PARCEL C2 | 203132 | 4.6633 |
| PARCEL C3 | 223487 | 5.1306 |
| TRACT E1 | 37596 | 0.8631 |
| TRACT E2 | 10902 | 0.2503 |
| TRACT E3 | 37130 | 0.9241 |
| TRACT E4 | 18086 | 0.4152 |
| TRACT E5 | 53984 | 1.2393 |
| TRACT E6 | 28014 | 0.6431 |
| TRACT E7 | 49670 | 1.1403 |
| TRACT R | 118744 | 2.7260 |
| TRACT R-1 | 34045 | 0.7098 |
| TRACT R-2 | 66235 | 1.5205 |
| TRACT RW | 1440 | 0.0331 |
| TRACT RW1 | 1854 | 0.0426 |
| TOTAL | 2125350 | 48.7913 |

PARKS AT DELRAY
BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

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SHEET 2 OF 5

MORTGAGEE’S CONSENT:

STATE OF _____ } S.S.
COUNTY OF _____ }

THE UNDERSIGNED, BANK OF AMERICA, N.A., 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 31329, AT PAGE 1406 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 202__.

WITNESS: _____ BANK OF AMERICA, N.A.
PRINT NAME: _____ A NATIONAL BANKING ASSOCIATION

WITNESS: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____

ACKNOWLEDGEMENT:

STATE OF _____ } S.S.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ AS _____ FOR BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANK, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THE CENTERPOINTE DELRAY OWNERS’ ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 202__.

CENTERPOINTE DELRAY OWNER’S ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: _____ BY: _____
PRINT NAME INIGO ARDID
PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY INIGO ARDID AS THE PRESIDENT OF THE CENTERPOINTE DELRAY OWNERS’ ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

TITLE CERTIFICATION:

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

I, _____, ESQ. 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 CENTERPOINTE DELRAY HOLDINGS, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, PARCEL B CONGRESS DELRAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND 1690 SOUTH CONGRESS BUILDING, 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: _____

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 PARKS AT DELRAY, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: _____

JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #4409
STATE OF FLORIDA
AVIROM & ASSOCIATES, INC., LB #3300
50 SW 2ND AVE., BOCA RATON, FL 33432

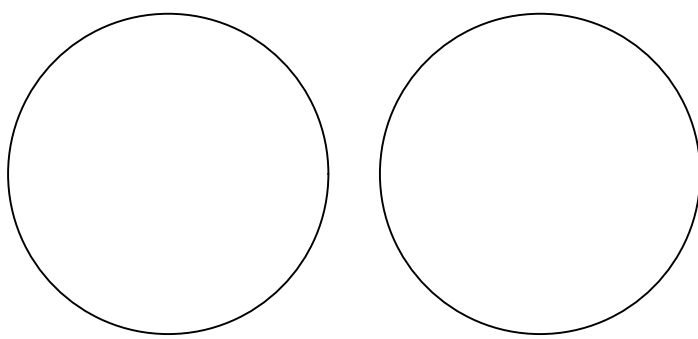
SURVEYOR’S CERTIFICATE:

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 AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS, 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.

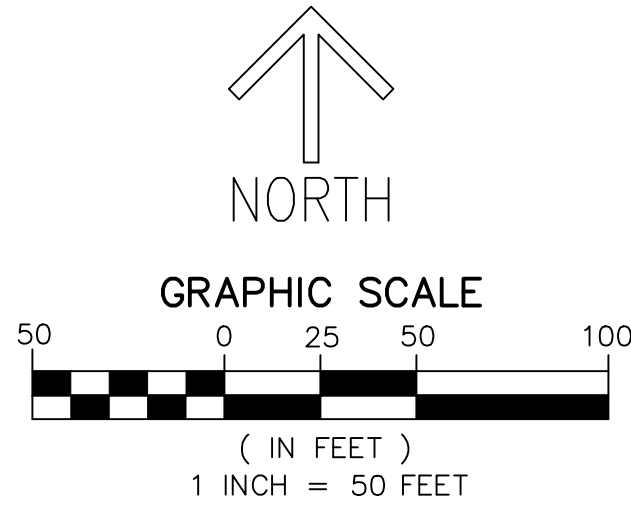
DATE: _____

DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561–392–1991

REVIEWING
SURVEYOR
SURVEYOR



THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS — PLANNERS — SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991



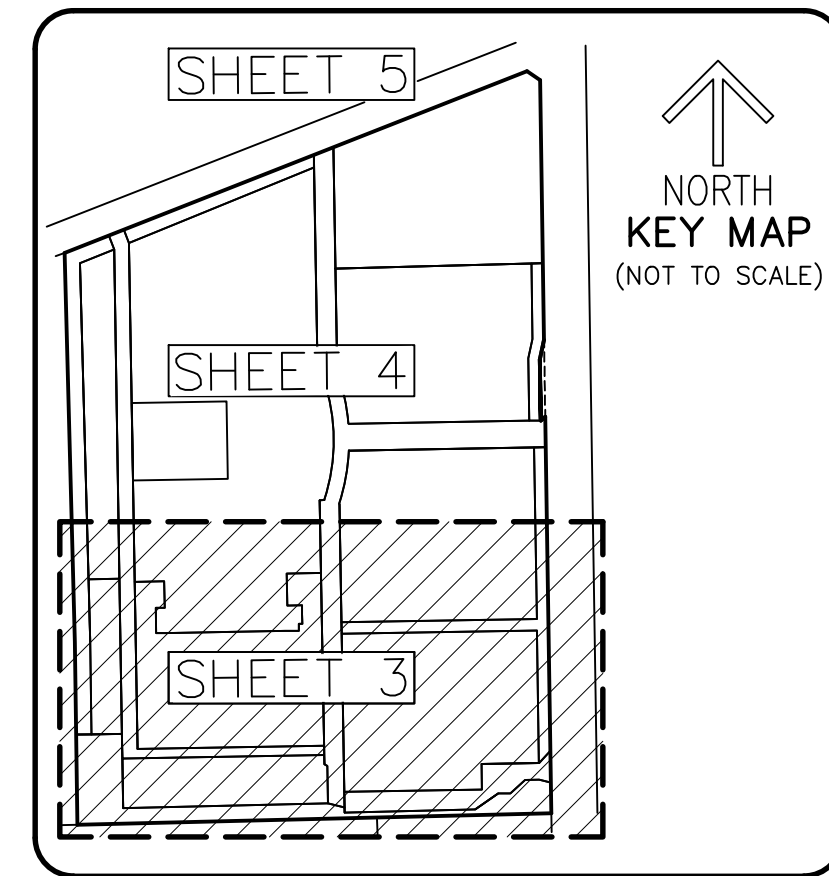
PARKS AT DELRAY

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A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
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A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, 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.

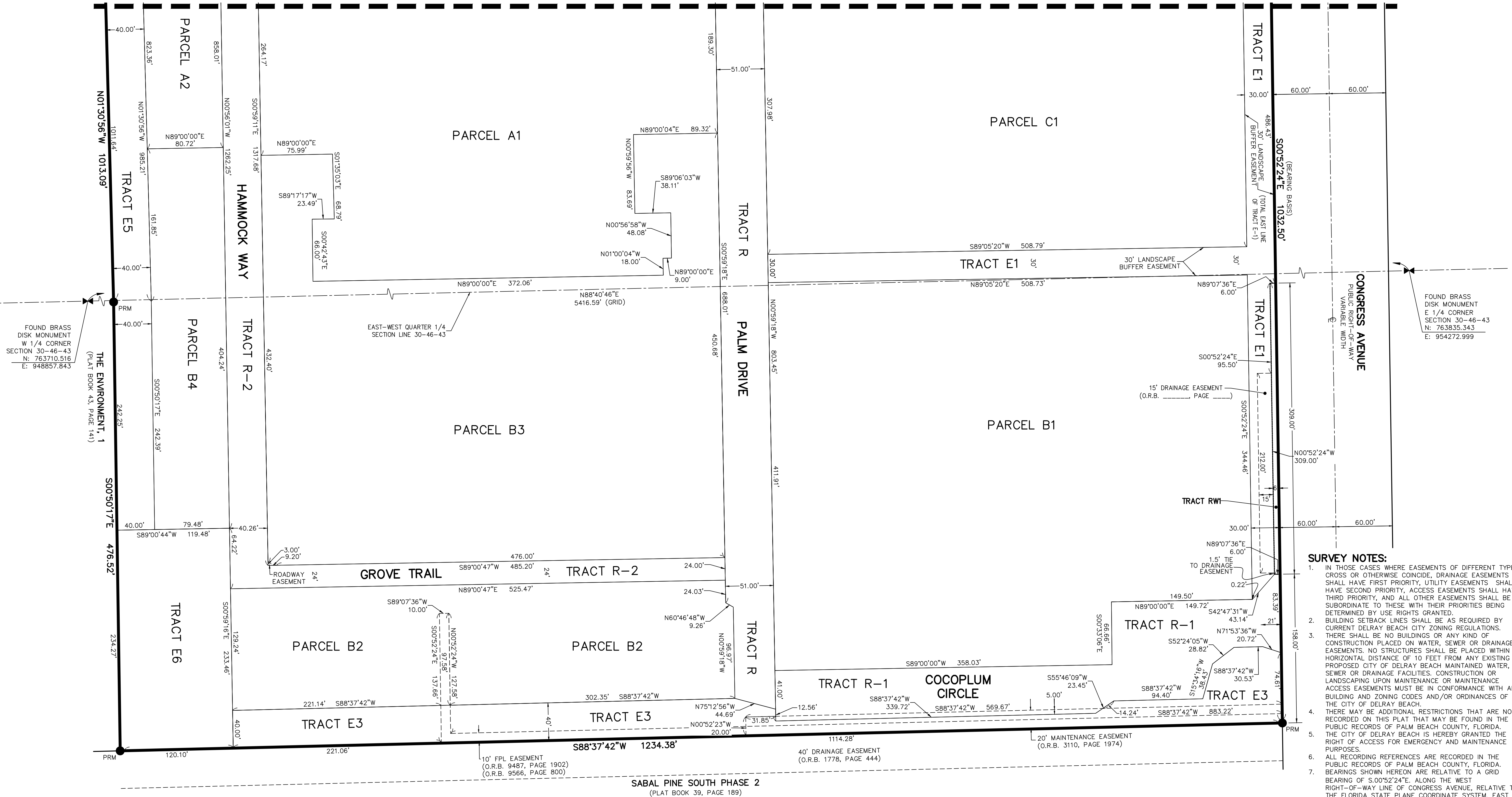
LEGEND/ABBREVIATIONS

- CL — CENTERLINE
- DA — DELTA (CENTRAL ANGLE)
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORD BOOK
- R — RADIUS
- SQ. FT. — SQUARE FEET
- FPL — FLORIDA POWER & LIGHT
- N — NORTH
- E — EAST
- W — WEST
- PRM — DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "C&W PRM LB 3591", UNLESS OTHERWISE NOTED
- ▲ PRM — DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "C&W PRM LB3591"



SHEET 3 OF 5

MATCHLINE SEE SHEET 4 OF 5



THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS — PLANNERS — SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991

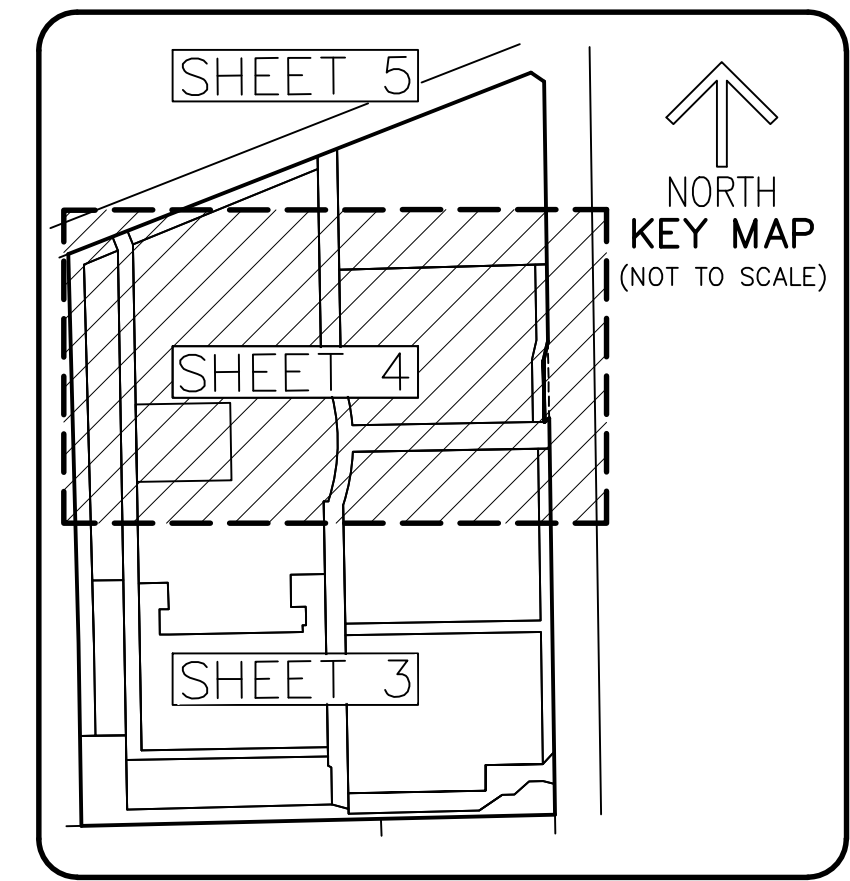
PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

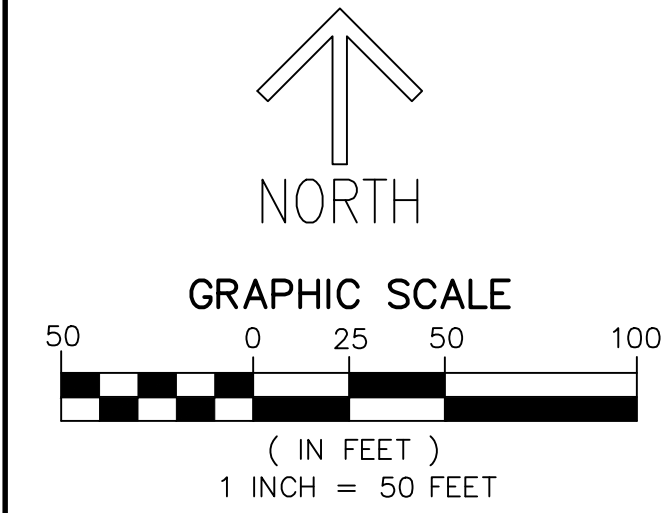
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

LEGEND/ABBREVIATIONS

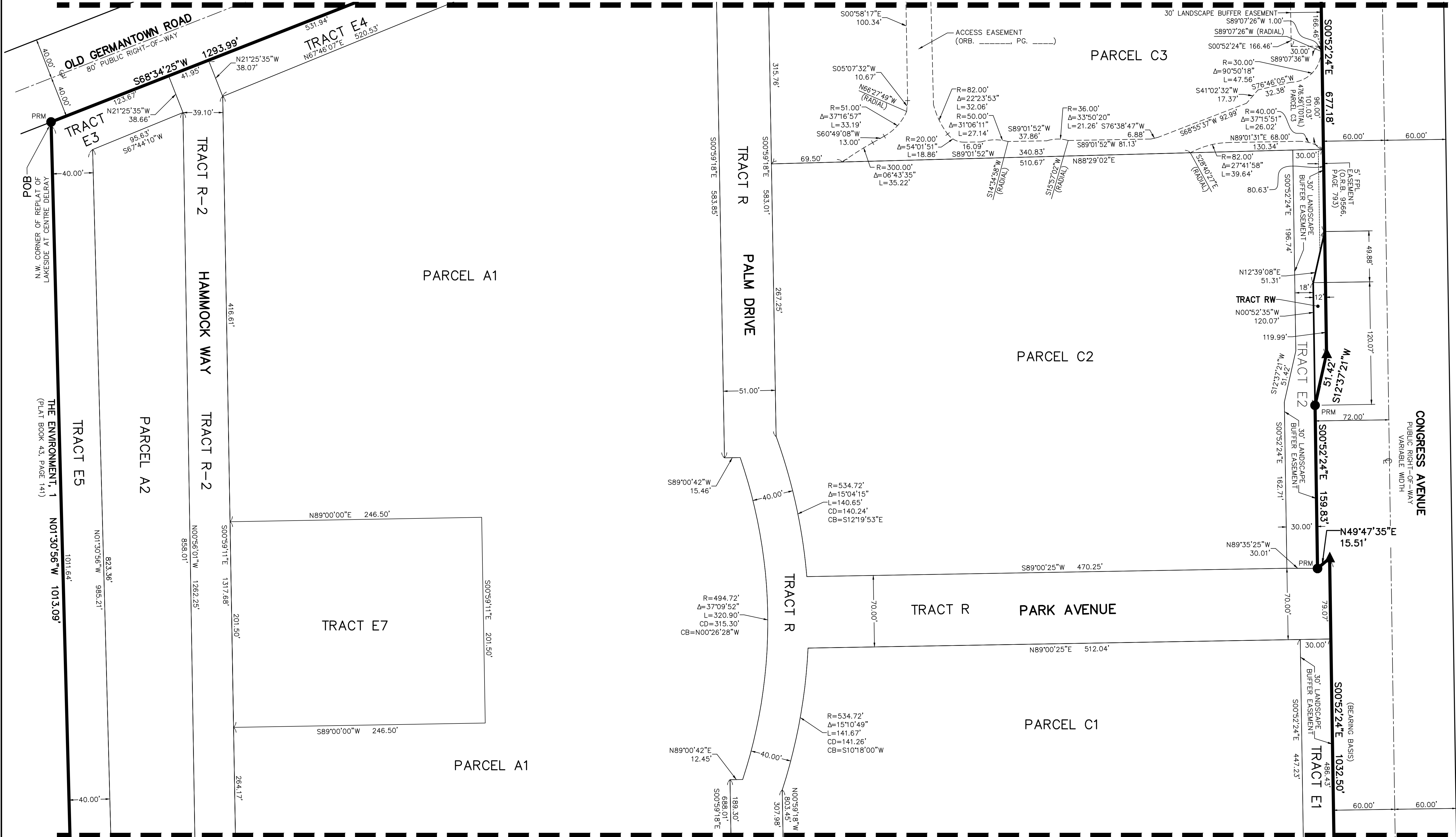
- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORD BOOK
- R — RADIUS
- SQ FT — SQUARE FEET
- FPL — FLORIDA POWER & LIGHT
- N — NORTH
- E — EAST
- W — WEST
- PRM — DENOTES PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED
"C&W PRM LB 3591", UNLESS OTHERWISE NOTED
- ▲ PRM — DENOTES SET PERMANENT REFERENCE MONUMENT
NAIL AND DISK STAMPED "C&W PRM LB3591"



SHEET 4 OF 5



MATCHLINE SEE SHEET 5 OF 5



SURVEY NOTES:

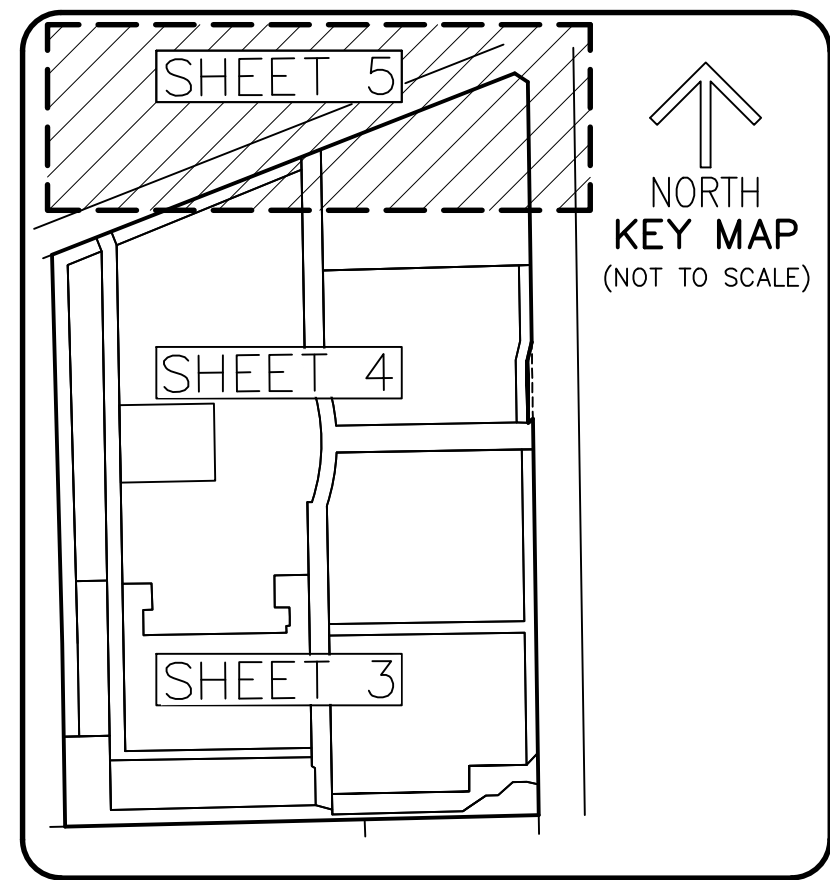
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- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL 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 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 S.00°52'24"E. ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

PARKS AT DELRAY

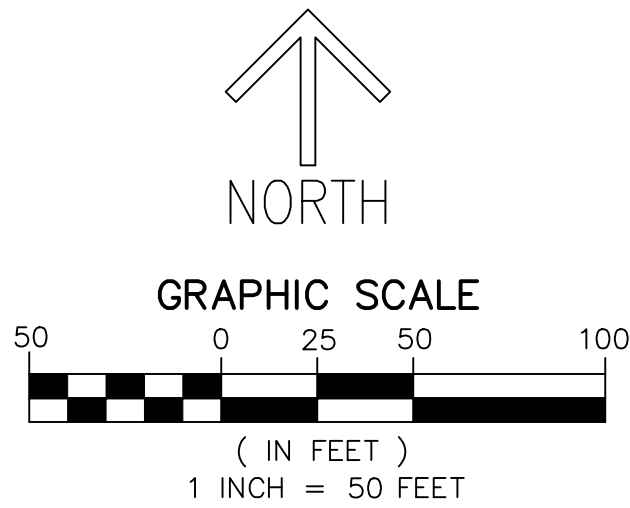
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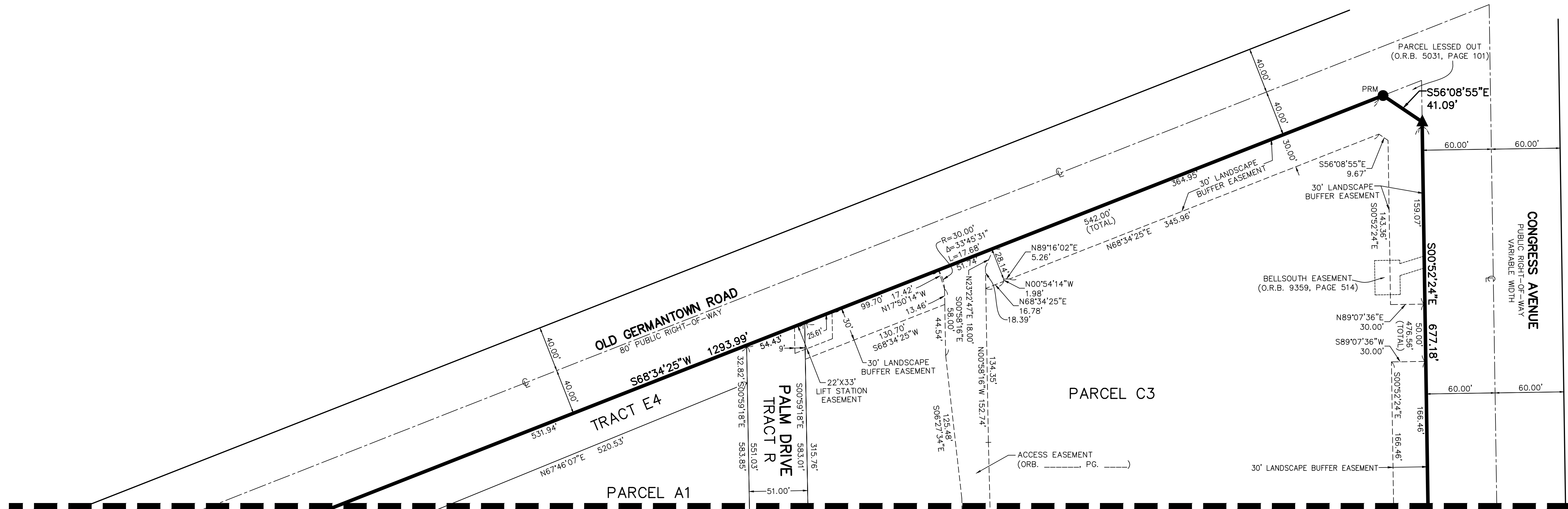


SHEET 5 OF 5



LEGEND/ABBREVIATIONS

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