

POPSTROKE DELRAY

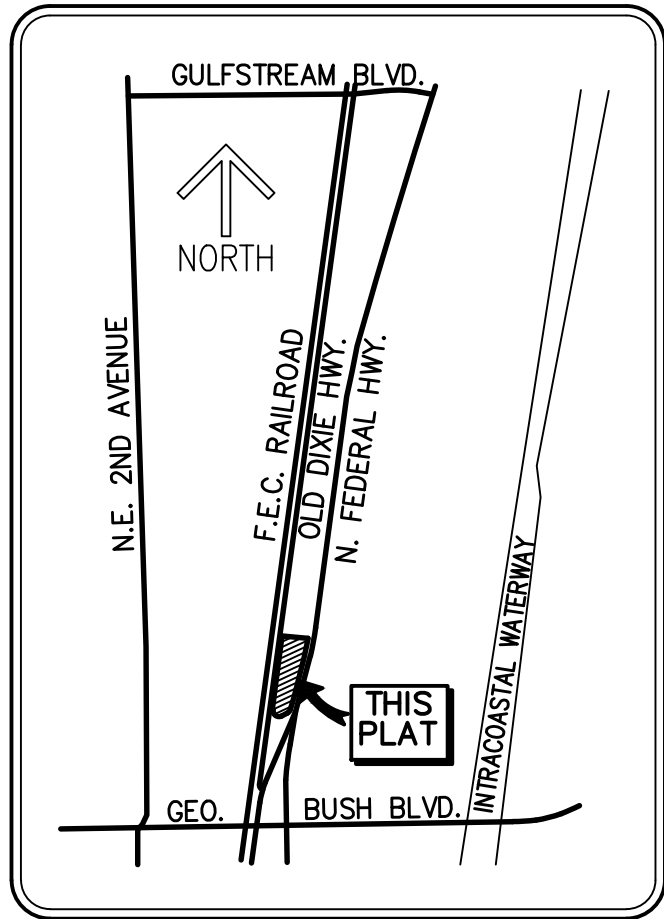
THIS INSTRUMENT WAS PREPARED BY
DAVID E. ROHAL, P.L.S.
OF
CAULFIELD & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

A REPLAT OF A PORTION OF LOT 4, SECTION 9,
MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 1, PAGE 4,
AND A REPLAT OF A PORTION OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, RECORDED IN PLAT BOOK 9, PAGE 72,
AND A REPLAT OF A PORTION OF LA – HACIENDA, RECORDED IN PLAT BOOK 15, PAGE 6,
ALL OF THE 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.

"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
PARCEL A	124,392	2.856
TRACT R	6,574	0.151
TOTAL	130,966	3.007



SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
LOCATION MAP
(NOT TO SCALE)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 202____ 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 POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE WEST HALF (W. 1/2) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LOT 4, SECTION 9, MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 1, PAGE 4, AND A REPLAT OF A PORTION OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, RECORDED IN PLAT BOOK 9, PAGE 72, AND A REPLAT OF A PORTION OF LA – HACIENDA, RECORDED IN PLAT BOOK 15, PAGE 6, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4, SECTION 9, MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 1, PAGE 4, AND A PORTION OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, RECORDED IN PLAT BOOK 9, PAGE 72, AND A PORTION OF LA – HACIENDA, RECORDED IN PLAT BOOK 15, PAGE 6, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER; THENCE ALONG THE WEST LINE OF SAID PLAT, NORTH 07°46'02" EAST A DISTANCE OF 647.28 FEET TO A POINT 10.67 FEET NORTH OF, AS MEASURED ALONG SAID WEST LINE, THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT; THENCE SOUTH 84°29'31" EAST A DISTANCE OF 225.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP OF STATE ROAD NO. 5, SECTION NO. 9301–205 (LAST REVISION 6–9–10) AND A POINT BEING ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 80°01'11" WEST, A RADIAL DISTANCE OF 2,814.93 FEET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 04°37'36", A DISTANCE OF 227.30 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 14°36'24" WEST A DISTANCE OF 303.30 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 16°55'16" WEST A DISTANCE OF 106.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED ROAD AS SHOWN ON THE AFORESAID RIGHT-OF-WAY MAP AND A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 45°52'17"; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE A DISTANCE OF 41.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°47'33" WEST A DISTANCE OF 54.92 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 124°58'31"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 113.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07°46'04" EAST A DISTANCE OF 1.19 FEET TO THE SOUTH LINE OF THE AFORESAID LOT 7; THENCE ALONG SAID SOUTH LINE, SOUTH 89°19'29" WEST, A DISTANCE OF 6.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 130,966 SQUARE FEET (3.007 ACRES), MORE OR LESS.

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

PARCELS AND TRACTS:

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY POPSTROKE LAND DELRAY BEACH, 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.

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN PERPETUITY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROAD, ACCESS AND OTHER RELATED PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

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

THE PUBLIC INGRESS AND EGRESS EASEMENT SHOWN HEREON IS HEREBY GRANTED TO THE PUBLIC, ITS SUCCESSORS AND/OR ASSIGNS, FOR PUBLIC INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION INCLUDING UTILITIES AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY POPSTROKE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY THE SOLE MEMBER AND MANAGER OF POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY THIS ____ DAY OF _____, 202____.

POPSTROKE LAND DELRAY BEACH, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
ACTING BY AND THROUGH ITS SOLE
MEMBER AND MANAGER

WITNESS: _____
PRINT NAME: _____

By: POPSTROKE HOLDINGS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____

By: _____
GREGORY D. BARTOLI, MANAGER

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 _____, 20____, BY GREGORY D. BARTOLI, AS MANAGER OF POPSTROKE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MEMBER AND MANAGER OF POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202____.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

MORTGAGEE'S CONSENT:

STATE OF GEORGIA
COUNTY OF MUSCOGEE } S.S.

THE UNDERSIGNED, SYNOVUS BANK, 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 32508, AT PAGE 1539 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID SYNOVUS BANK 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: _____ SYNOVUS BANK
PRINT NAME: _____

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 _____ OF SYNOVUS BANK, ON BEHALF OF THE BANK, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202____.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CITY APPROVALS:

THIS PLAT OF POPSTROKE DELRAY AS 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:

CITY ENGINEER FIRE MARSHAL

DEVELOPMENT SERVICES DIRECTOR

TITLE CERTIFICATION:

STATE OF _____ } S.S.
COUNTY OF _____

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 POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA 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: _____
PRINT NAME: _____
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

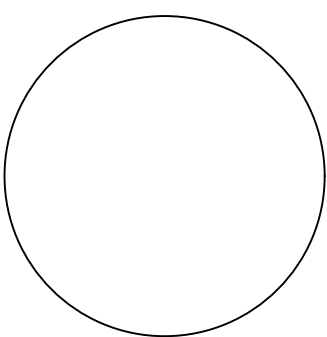
DATE: _____
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REGISTRATION #4409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

SURVEYOR'S CERTIFICATE:

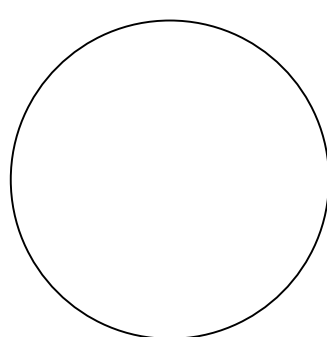
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT 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 E. ROHAL, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER LS4315
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561–392–1991

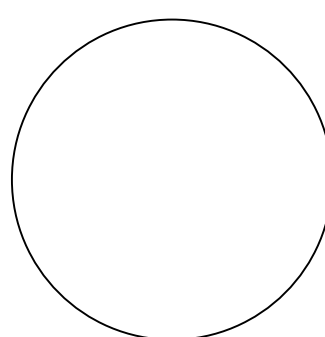
OWNER



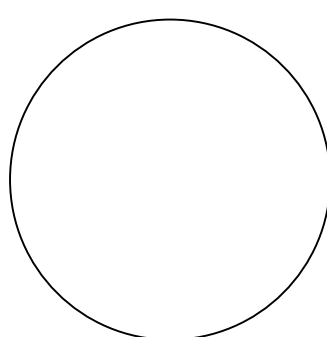
MORTGAGEE



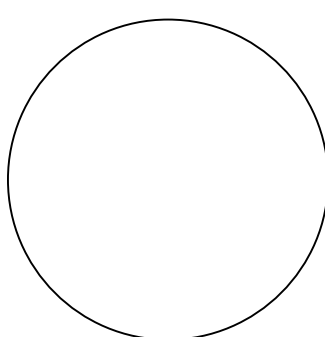
REVIEWING
SURVEYOR



CITY OF DELRAY BEACH



SURVEYOR



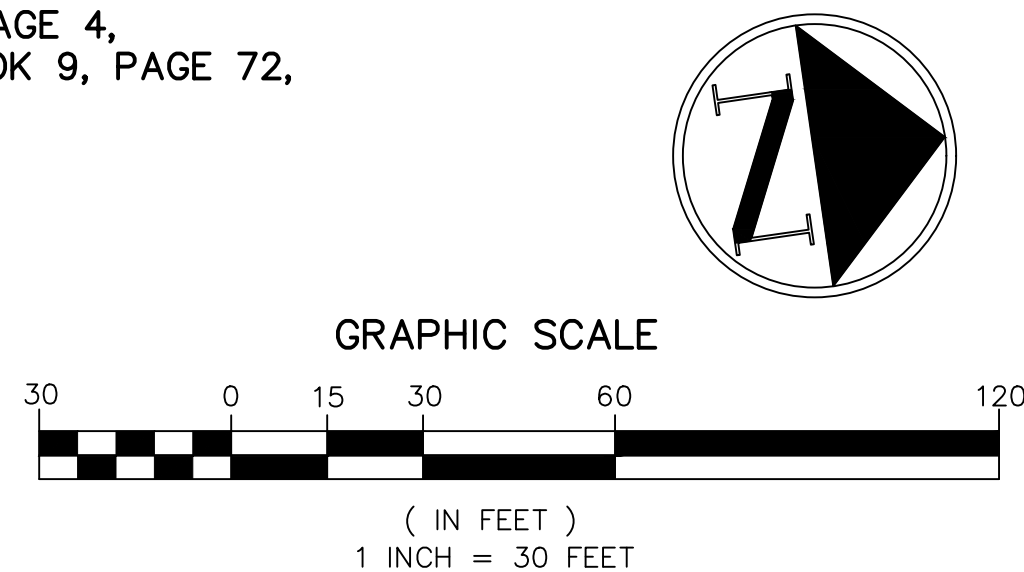
POPSTROKE DELRAY

A REPLAT OF A PORTION OF LOT 4, SECTION 9,
MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 1, PAGE 4,
AND A REPLAT OF A PORTION OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, RECORDED IN PLAT BOOK 9, PAGE 72,
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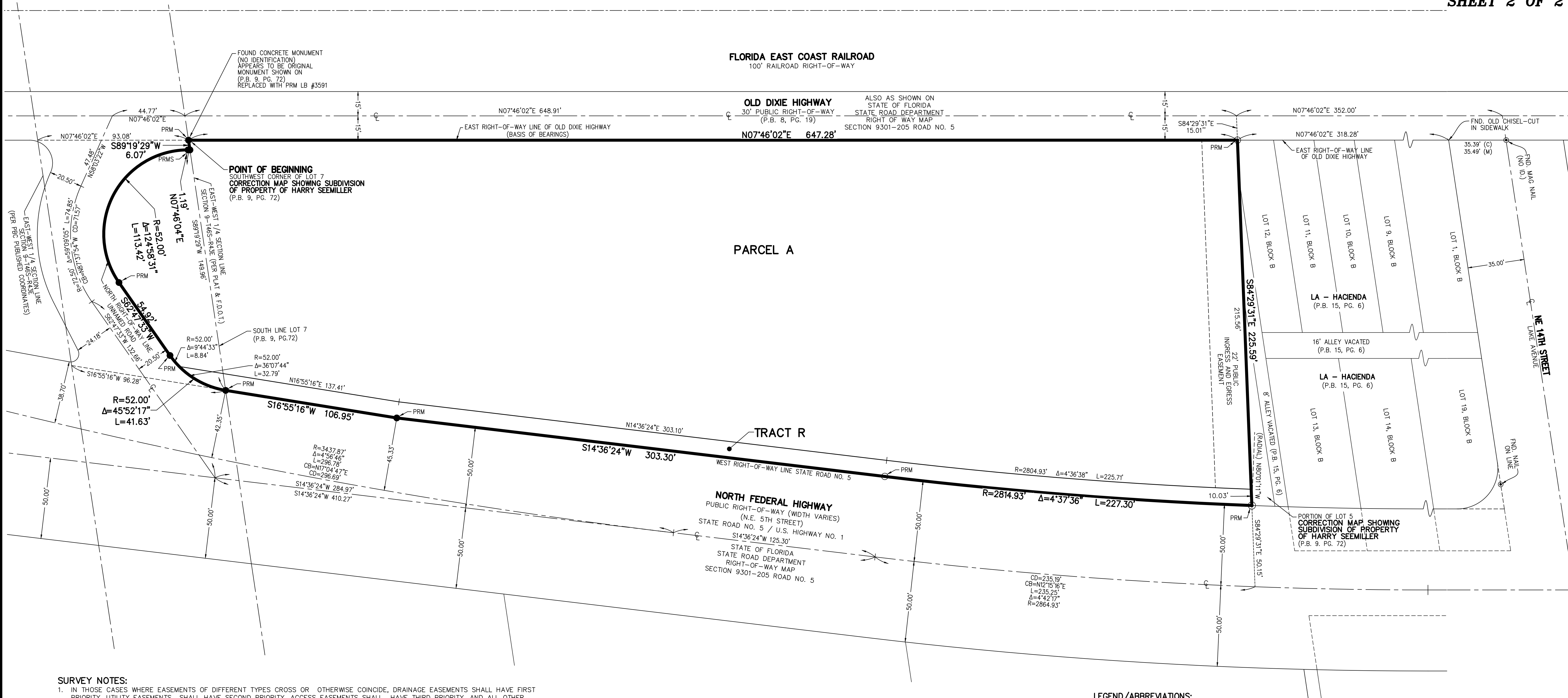
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TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	124,392	2.856
TRACT R	6,574	0.151
TOTAL	130,966	3.007



SHEET 2 OF 2



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 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE 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.
- ALL RECORDING REFERENCES SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON SHOWN HEREON ARE BASED ON AN ASSUMED DATUM. THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY IS ASSUMED TO BEAR NORTH 07°46'02" EAST.
- PRM - PERMANENT REFERENCE MONUMENT: SET 5/8" IRON ROD AND CAP STAMPED PRM LB 3591, UNLESS OTHERWISE NOTED.
- ⊙ PRM - PERMANENT REFERENCE MONUMENT: SET NAIL AND DISK STAMPED PRM LB 3591, UNLESS OTHERWISE NOTED.

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LEGEND/ABBREVIATIONS:

R - RADIUS
Δ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
LB - LICENSED BUSINESS
PBC - PALM BEACH COUNTY
P.B. - PLAT BOOK
PG. - PAGE
C - CENTERLINE
FND. - FOUND
ID. - IDENTIFICATION
T46S - TOWNSHIP 46 SOUTH
R43E - RANGE 43 EAST