

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"F. 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

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

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

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,

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 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 RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

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

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

IN WITNE	ISS WHER	REOF, TH	IE ABOV	√E−NAMED	CENTERP(DINTE DELRA	Y HOLDINGS	LLLP, A D	ELAWARE	LIMITED
LIABILITY	LIMITED	PARTNE	RSHIP,	AUTHORIZI	ED TO DO	BUSINESS IN	I THE STATE	E OF FLORI	DA, HAS	CAUSED
THESE P	RESENTS	TO BE	SIGNED	BY ITS A	UTHORIZED	SIGNATORY,	THIS	_ DAY OF _		,
202										

CENTERPOINTE DELRAY HOLDINGS LLLP.

WITNESS: PRINT NAME		
WITNESS: PRINT NAME	BY: ARNAUD KARSENTI AUTHORIZED SIGNATORY	_

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.

	NOTARY PUBLIC
	PRINT NAME
	MY COMMISSION EXPIRES:
(SEAL)	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__.

> PARCEL B CONGRESS DELRAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS:	BY:
PRINT NAME	ARNAUD KARSENTI
	AUTHORIZED SIGNATORY
WITNESS:	

ACKNOWLEDGEMENT:

PRINT NAME

PRINT NAME

STATE OF FLORIDA COUNTY OF PALM BEACH 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.

	NOTARY PUBLIC
	PRINT NAME
	MY COMMISSION EXPIRES:
(SEAL)	COMMISSION NUMBER:
A WITNESS WHEDEOF THE ADOVE	T NAMED 107 C CONCRESS LLC A FLORIDA LIMITEI

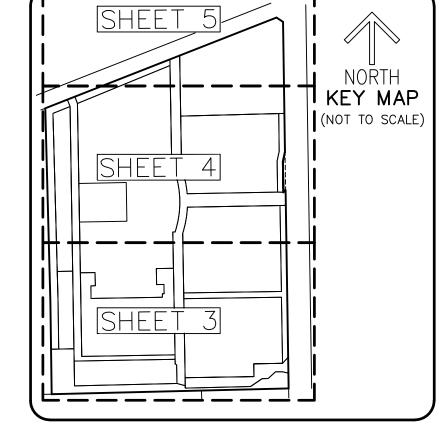
IN WITNESS WHEREOF, THE ABOVE-NAMED 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS ____ DAY OF _____, 202___.

107 S. CONGRESS LLC,

A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:	BY:
PRINT NAME	WILLIAM H. MILMOE
	MANAGER
WITNESS:	

"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 ____

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

& COMPTROLLER

CLERK OF THE CIRCUIT COURT & COMPTROLLER

SHEET 1 OF 5

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 WILLIAM H. MILMOE A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AS THE MANAGER OF 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA THE LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

	NOTARY PUBLIC
	PRINT NAME
	MY COMMISSION EXPIRES:
(SEAL)	COMMISSION NUMBER:

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____, THIS ____ DAY OF _____, 202___.

> 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:	BY:
PRINT NAME	PRINT NAME:
WITHER	TITLE:
WITNESS:	

ACKNOWLEDGEMENT:

PRINT NAME

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY ___ AS _____ OF 107C2, LLC,, A FLORIDA 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:
(SEAL)	COMMISSION NUMBER:

IN WITNESS WHEREOF, THE ABOVE-NAMED 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS ____ DAY OF _____, 202__.

> 1690 SOUTH CONGRESS BUILDING, LLC. A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS:	BY:
PRINT NAME	WILLIAM H. MILMOE MANAGER
WITNESS:	
PRINT NAME	
ACKNOWLEDGEMENT:	

STATE OF FLORIDA

COUNTY OF PALM BEACH \ S.S.

DEDICATION CONTINUED:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202_, BY WILLIAM H. MILMOE AS THE MANAGER OF 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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:
(SEAL)	COMMISSION NUMBER:

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		

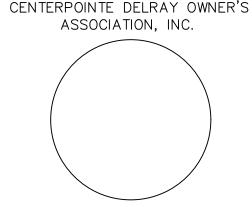
CITY APPROVALS: THIS PLAT OF PARKS AT DELRAY WAS APPROVED ON THE

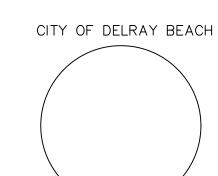
_____ DAY OF _____ , A.D. 202__ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR					CITY	CLE
AND REVIEWED,	ACCEPTED,	AND	CERTIFIED	BY:		

DEVELOPMENT SERVICES DIRECTOR PLANNING & ZONING BOARD CHAIRPERSON

CITY ENGINEER





TABULAR DATA		
PARCEL #	SQUARE FEET	ACRE
PARCEL A1	479535	11.008
PARCEL A2	71447	1.640
PARCEL B1	199201	4.573
PARCEL B2	67780	1.556
PARCEL B3	165714	3.804
PARCEL B4	32148	0.738
PARCEL C1	225206	5.170
PARCEL C2	203132	4.663
PARCEL C3	223487	5.130
TRACT E1	37596	0.863
TRACT E2	10902	0.250
TRACT E3	37130	0.924
TRACT E4	18086	0.415
TRACT E5	53984	1.239
TRACT E6	28014	0.643
TRACT E7	49670	1.140
TRACT R	118744	2.726
TRACT R-1	34045	0.709
TRACT R-2	66235	1.520
TRACT RW	1440	0.033
TRACT RW1	1854	0.042
TOTAL	2125350	48.791

MORTGAGEE'S CONSENT:

COUNTY OF \ 5.5.	
THE UNDERSIGNED, BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIA	TION,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES	THAT
IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREC	NC
AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND)
DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THA	T ITS
MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 31329, AT PAG	E 1406
OF THE DUDING DECORDS OF DALM DEACH COUNTY FLORIDA SHALL DE	

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	N HAS CAUSED
THESE PRESENTS TO BE SIGNED BY ITS	_ AND ITS
CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AU	THORITY OF ITS
BOARD OF DIRECTORS THIS DAY OF	,
202	

WITNESS:	BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION
WITNESS:	BY:
PRINT NAME:	PRINT NAME:
	TITI F:

ACKNOWLEDGEME	NT:
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STATE 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.

	NOTARY PUBLIC
	PRINT NAME
	MY COMMISSION EXPIRES:
SEAL)	COMMISSION NUMBER:

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

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

"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.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA STATE OF FLORIDA S.S. 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
W.T. 1500	PRESIDENT
WITNESS:	
PRINT NAME	

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH S.S. STATE OF FLORIDA

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.

	NOTARY PUBLIC
	PRINT NAME
	MY COMMISSION EXPIRES:
(SEAL)	COMMISSION NUMBER:

SHEET 2 OF 5

TITLE CERTIFICATION:

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

__, 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:

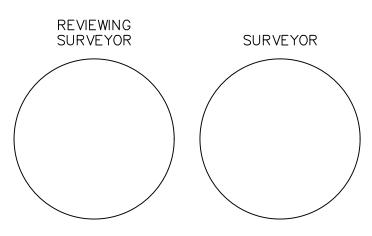
JOHN T. DOOGAN, P.L.S. PROFESSIONAL LAND SURVEYOR, REG. #4409 STATE OF FLORIDA AVIROM & ASSOCIATES, INC., LB #3300 50 SW 2ND AVE., BOCA RATON, FL 33432

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:	
271127	

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



THIS INSTRUMENT WAS PREPARED BY PARKS AT DELRAY DAVID P. LINDLEY, PLS CAULFIELD & WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND KEY MAP 7900 GLADES ROAD, SUITE 100 A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND (NOT TO SCALE) BOCA RATON, FLORIDA 33434 - (561)392-1991 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. LEGEND/ABBREVIATIONS € - CENTERLINE
 △ - DELTA (CENTRAL ANGLE)
 CB - CHORD BEARING CD - CHORD DISTANCE L - ARC LENGTH LB — LICENSED BUSINESS
O.R.B. — OFFICIAL RECORD BOOK
R — RADIUS "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 SQ FT - SQUARE FEET RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC FPL - FLORIDA POWER & LIGHT RECORDS OF PALM BEACH COUNTY. N - NORTH E — EAST W - WEST ● PRM - DENOTES PERMANENT REFERENCE MONUMENT (IN FEET) SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED 1 INCH = 50 FEET"C&W PRM LB 3591", UNLESS OTHERWISE NOTED SHEET 3 OF 5 ▲ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT MATCHLINE SEE SHEET 4 OF 5 IAIL AND DISK STAMPED "C&W PRM LB3591" ARCEL ----51.00'— \sim 60.00' PARCEL C1 N89°00'04"E 89.32' PARCEL A1 N89°00'00"E 80.72 N89°00'00"E 75.99' S89°06'03"W 38.11 HAMMOCK AC S89°17'17"W 23.49' N00°56'58"W 0 48.08 S89°05'20"W 508.79' \mathcal{Z} N01°00'04"W 30' LANDSCAPE TRACT E1 ≅ 18.00' BUFFER EASEMENT -40.00**'**-_N89°00'00"E N89°00'00"E 372.06' N89°05'20"E 508.73' N89°07'36"E N88°40'46"E FOUND BRASS 5416.59 (GRID) DISK MONUMENT TRAC E 1/4 CORNER SECTION 30-46-43 TRA EAST-WEST QUARTER 1/4_ N: 763835.343 FOUND BRASS SECTION LINE 30-46-43 DISK MONUMENT E: 954272.999 W 1/4 CORNER SECTION 30-46-43 N: 763710.516 E: 948857.843 S00°52'24"E \mathcal{Z} 2 15' DRAINAGE EASEMENT -(O.R.B. _____, PAGE ____) PARCEL B1 PARCEL B3 TRACT RW1-79.48' S89°00'44"W 119.48' N89°07'36"E 6.00' 476.00 SURVEY NOTES: 1.5' TIE TO DRAINAGE. S89°00'47"W 485.20' 24.00'— IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES TRACT R-2 GROVE TRAIL EASEMENT ^Lroadway 🌣 CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS EASEMENT SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL N89°00'47"E 525.47' HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE 24.03'— 149.50 THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE N89°00'00"E 149.72'_ TRACT SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. N60°46'48"W_ BUILDING SETBACK LINES SHALL BE AS REQUIRED BY TRACT R-1 CURRENT DELRAY BEACH CITY ZONING REGULATIONS. N71°53'36"W THERE SHALL BE NO BUILDINGS OR ANY KIND OF 20.72 S52°24'05"W PARCEL B2 PARCEL B2 CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE CT 28.82' EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING C S89°00'00"W 358.03' PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, Ψ_m/S88°37'42"W SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR COCOPLUM S55°46'09"W TRACT R-1 LANDSCAPING UPON MAINTENANCE OR MAINTENANCE 23.45 S88°37'42"W ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL CIRCLE 302.35' S88°37'42"W BUILDING AND ZONING CODES AND/OR ORDINANCES OF S88°37'42"W 221.14' S88°37'42"W THE CITY OF DELRAY BEACH. N75°12'56"W_ THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT TRACT E3 RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE TRACT E3 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE _ 20' MAINTENANCE EASEMENT RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE S88°37'42"W 1234.38' (O.R.B. 3110, PAGE 1974) 40' DRAINAGE EASEMENT 221.06 ALL RECORDING REFERENCES ARE RECORDED IN THE -10' FPL EASEMENT (O.R.B. 1778, PAGE 444) ______ PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (O.R.B. 9487, PAGE 1902) (O.R.B. 9566, PAGE 800) BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.00°52'24"E. ALONG THE WEST SABAL PINE SOUTH PHASE 2 RIGHT-OF-WAY LINE OF CONGRESS AVENUE, RELATIVE TO (PLAT BOOK 39, PAGE 189) THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

ISHEEI THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND NORTH A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND CAULFIELD & WHEELER, INC. ₹ KEY MAP A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND √I(NOT TO SCALE ENGINEERS - PLANNERS - SURVEYORS A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51, 7900 GLADES ROAD, SUITE 100 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOCA RATON, FLORIDA 33434 - (561)392-1991 LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. LEGEND/ABBREVIATIONS Q − CENTERLINE
 △ − DELTA (CENTRAL ANGLE)
 CB − CHORD BEARING CD - CHORD DISTANCE "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF L - ARC LENGTH THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN LB - LICENSED BUSINESS O.R.B. - OFFICIAL RECORD BOOK 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 R - RADIUS SQ FT - SQUARE FEET RECORDS OF PALM BEACH COUNTY. FPL - FLORIDA POWER & LIGHT N - NORTH E - EAST GRAPHIC SCALE W - WEST ● PRM - DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED SHEET 4 OF 5 "C&W PRM LB 3591", UNLESS OTHERWISE NOTED ▲ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "C&W PRM LB3591" (IN FEET) MATCHLINE SEE SHEET 5 OF 5 1 INCH = 50 FEET 30' LANDSCAPE BUFFER EASEMENT S00°58'17"E_ 100.34' S89°07'26"W 1.00'— S89°07'26"W (RADIAL) — ACCESS EASEMENT S00°52'24"E 166.46' PARCEL C3 R=30.00' S89'07'36"W S05°07'32"W Δ=90°50'18" L=47.56'_R=82.00' Δ=22°23'53" 17.37**'** L=32.06'R=51.00'- $\Gamma R = 36.00'$ R = 40.00'Δ=37°16'57" R=50.00'¬ Δ=33°50'20" ∆=37°15'51" L=33.19'Δ=31°06'11" L=21.26' S76'38'47"W L=26.02 S89°01'52"W N89'01'31"E 68.00' S60°49'08"W \times L=27.14' 60.00' 60.00' TRA S89°01'52"W 81.13 13.00' R=20.00 =54°01'51" 16.09' L=18.86' S89°01'52"W 130.34 Δ=54°01'51"-TRAC 340.83 ^{_}R=82.00' N88°29'02"E 510.67 ∆=27°41'58" \overline{C} R = 300.00L=39.64'Δ=06°43'35" L=35.22'ス Z 2 PARCEL A1 N12°39'08"E HAMM Z TRACT RW-D RIVE OCK N00°52'35"W_ 120.07 119.99'-WAY PARCEL C2 ----51.00**'--**-TRACT ARCEL ス SURVEY NOTES: 1. IN THOSE CASES WHERE EASEMENTS OF S89°00'42"W_ 15.46' R=534.72' 2 DIFFERENT TYPES CROSS OR OTHERWISE Δ=15°04'15" COINCIDE, DRAINAGE EASEMENTS SHALL ~L=140.65° HAVE FIRST PRIORITY, UTILITY EASEMENTS CD=140.24' SHALL HAVE SECOND PRIORITY, ACCESS N89°00'00"E 246.50' CB=S12°19'53"E EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR N49'47'35"E 15.51 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS S89°00'25"W 470.25' REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS. 3. THERE SHALL BE NO BUILDINGS OR ANY ACT KIND OF CONSTRUCTION PLACED ON R = 494.72'WATER, SEWER OR DRAINAGE EASEMENTS Δ=37°09'52" TRACT R PARK AVENUE NO STRUCTURES SHALL BE PLACED L=320.90'-WITHIN A HORIZONTAL DISTANCE OF 10 TRACT E7 CD = 315.30' \mathcal{Z} FEET FROM ANY EXISTING OR PROPOSED CB=N00°26'28"W CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. N89°00'25"E 512.04' 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 R=534.72'THAT MAY BE FOUND IN THE PUBLIC PARCEL C1 Δ=15°10'49" RECORDS OF PALM BEACH COUNTY, S89°00'00"W 246.50' -L=141.67 CD=141.26' THE CITY OF DELRAY BEACH IS HEREBY CB=S10°18'00"W N89°00'42"E GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE 12.45' PARCEL A1 PURPOSES. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ---40.00'-BEARINGS SHOWN HEREON ARE RELATIVE 60.00' 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 MATCHLINE SEE SHEET 3 OF 5 DATUM OF 1983 (1990 ADJUSTMENT).

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD & WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

GRAPHIC SCALE

0 25 50

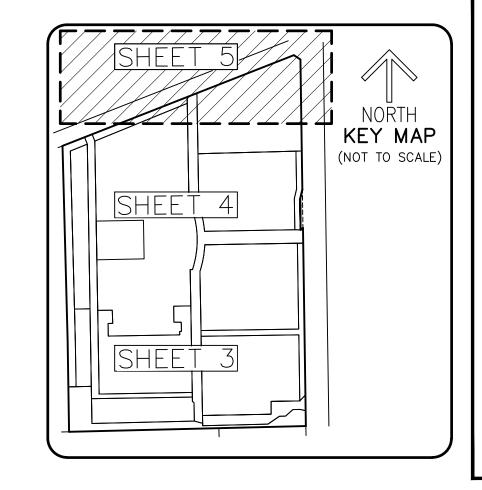
(IN FEET)

1 INCH = 50 FEET

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.

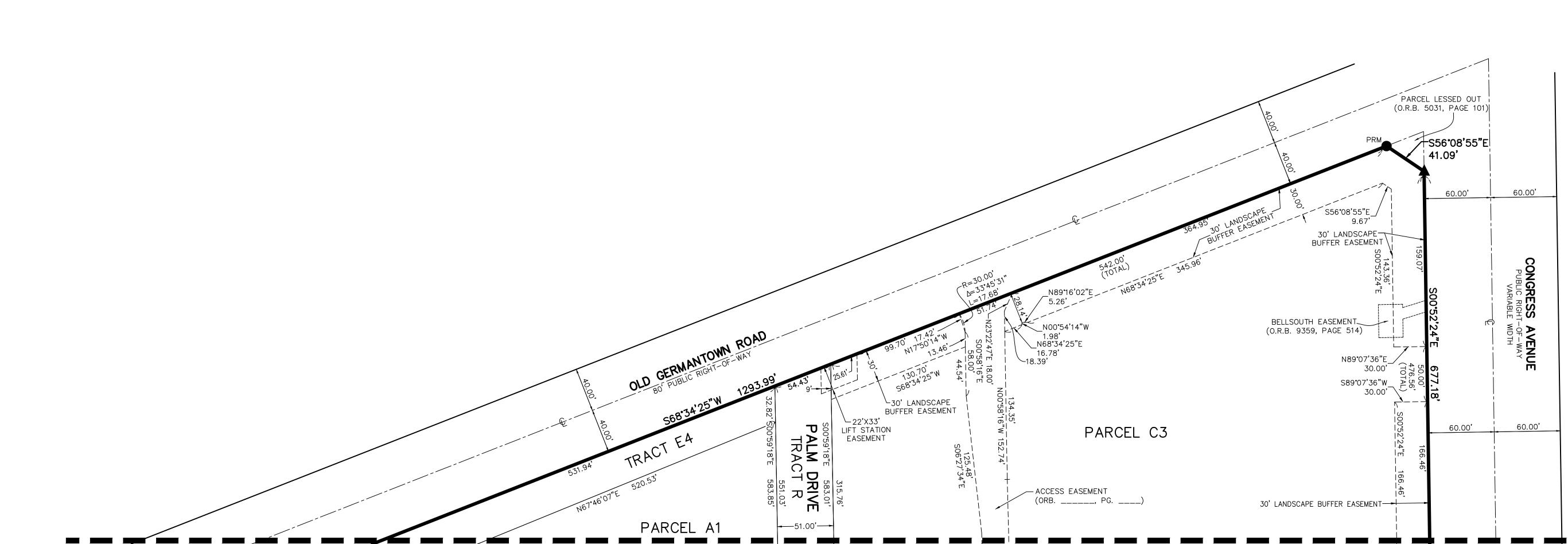
> "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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



SHEET 5 OF 5

LEGEND/ABBREVIATIONS

- € CENTERLINE
 △ 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"



MATCHLINE SEE SHEET 4 OF 5

SURVEY 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.
- 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.
- 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 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).