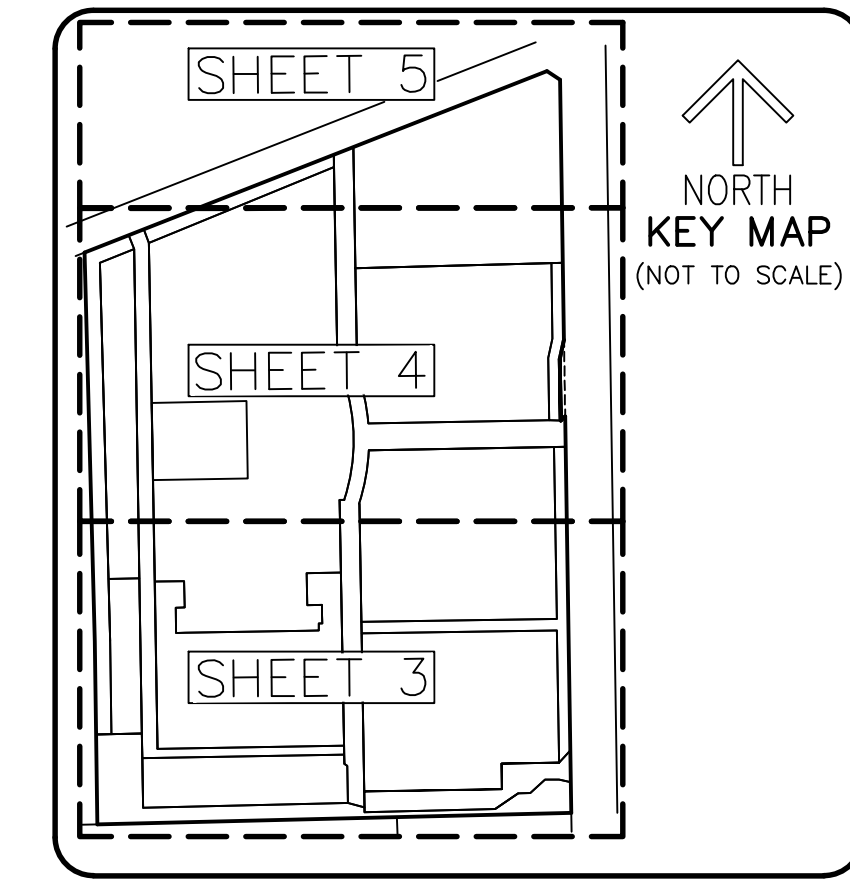


# PARKS AT DELRAY

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

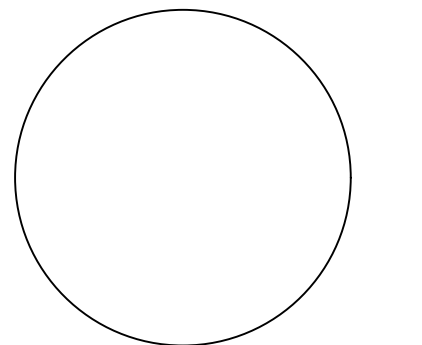


STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2022 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

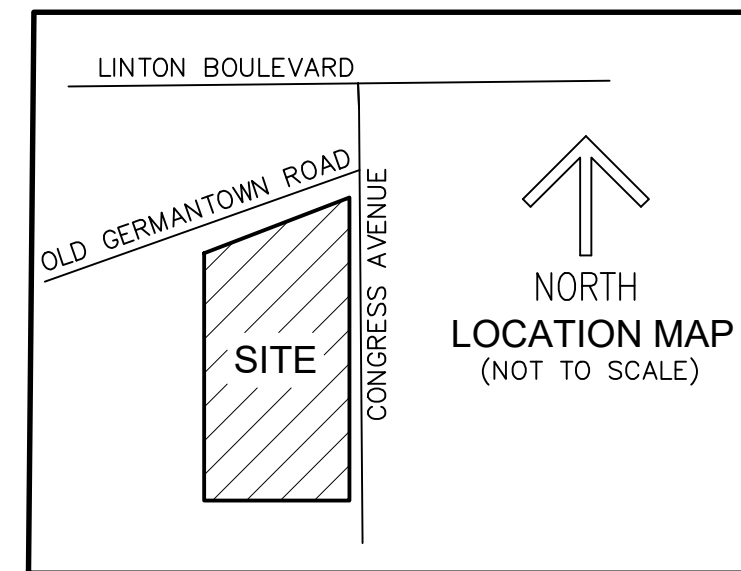
JOSEPH ABRUZZO,  
 CLERK OF THE CIRCUIT COURT  
 & COMPTROLLER

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

CLERK OF THE CIRCUIT COURT  
 & COMPTROLLER



**SHEET 1 OF 5**



## 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."

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\_\_\_\_.

CENTERPOINTE DELRAY HOLDINGS LLLP,  
 A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,  
 AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

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

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 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\_\_\_\_.

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

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

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 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.

**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 WILLIAM H. MILMOE AS THE MANAGER OF 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(SEAL)

\_\_\_\_\_  
 NOTARY PUBLIC  
 \_\_\_\_\_  
 PRINT NAME  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 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: \_\_\_\_\_  
 PRINT NAME

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

**ACKNOWLEDGEMENT:**  
 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 \_\_\_\_\_ 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.

(SEAL)

\_\_\_\_\_  
 NOTARY PUBLIC  
 \_\_\_\_\_  
 PRINT NAME  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_

### DEDICATION CONTINUED:

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

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 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.

(SEAL)

\_\_\_\_\_  
 NOTARY PUBLIC  
 \_\_\_\_\_  
 PRINT NAME  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 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
<b>TOTAL</b>	<b>2125350</b>	<b>48.7913</b>

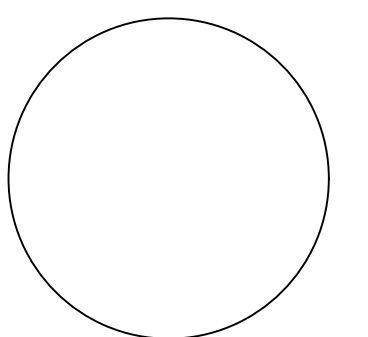
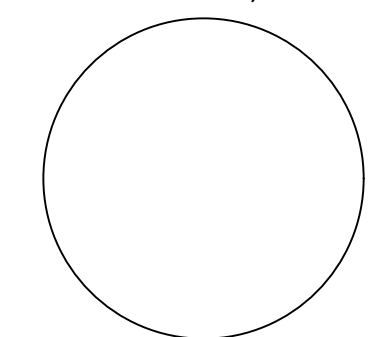
### CITY APPROVALS:

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  
 AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

\_\_\_\_\_  
 DEVELOPMENT SERVICES DIRECTOR  
 CITY ENGINEER

CENTERPOINTE DELRAY OWNER'S ASSOCIATION, INC. CITY OF DELRAY BEACH



# 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

TABULAR DATA		
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PARCEL C3	223487	5.1306
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TRACT E2	10902	0.2503
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TRACT R-1	34045	0.7098
TRACT R-2	66235	1.5205
TRACT RW	1440	0.0331
TRACT RW1	1854	0.0426
<b>TOTAL</b>	<b>2125350</b>	<b>48.7913</b>

"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.

**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  
BY: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ 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.

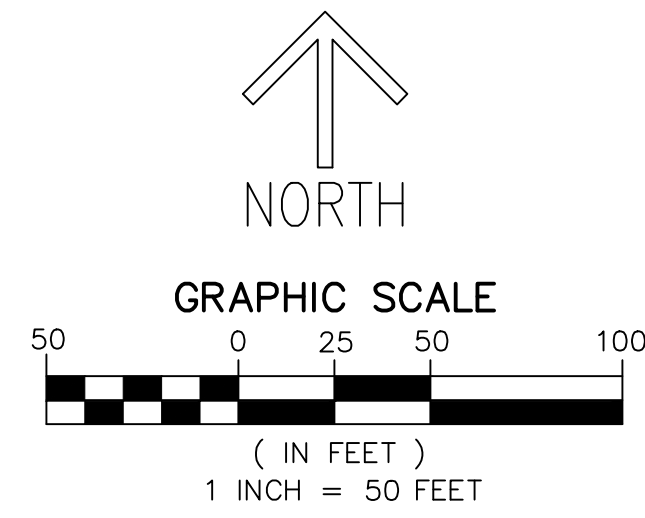
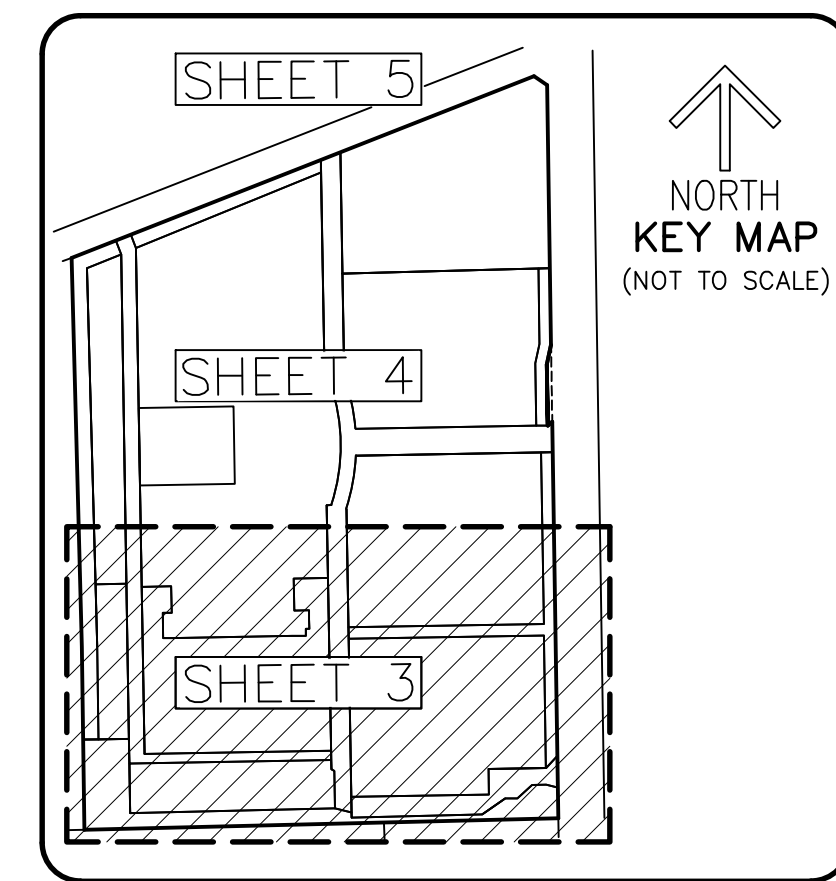
DATE: \_\_\_\_\_  
\_\_\_\_\_  
DAVID P. LINDLEY, P.L.S.  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591  
CAULFIELD AND WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561-392-1991

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

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, 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.



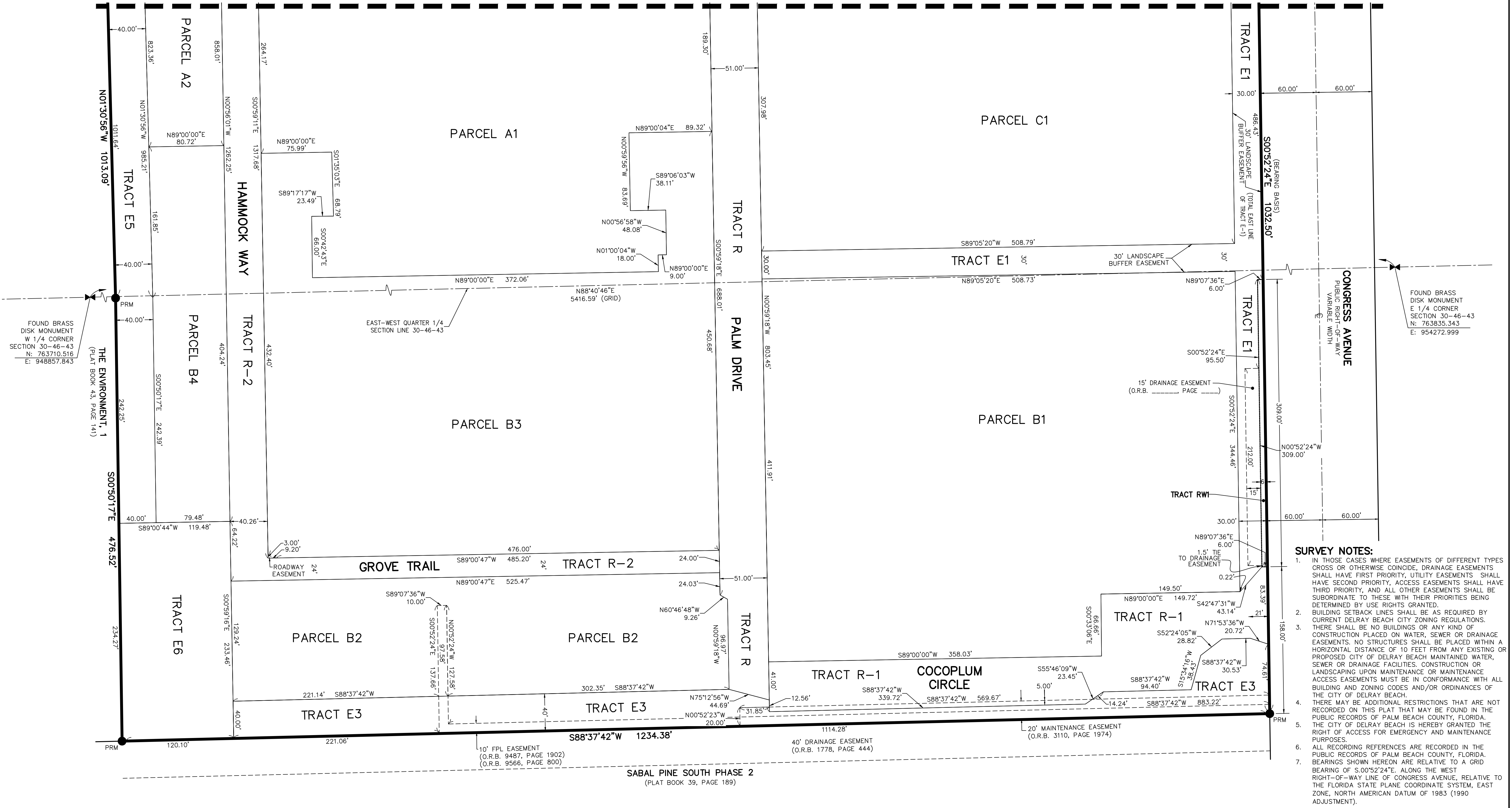
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### LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
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- W - WEST
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- ▲ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "C&W PRM LB3591"

**SHEET 3 OF 5**

**MATCHLINE SEE SHEET 4 OF 5**

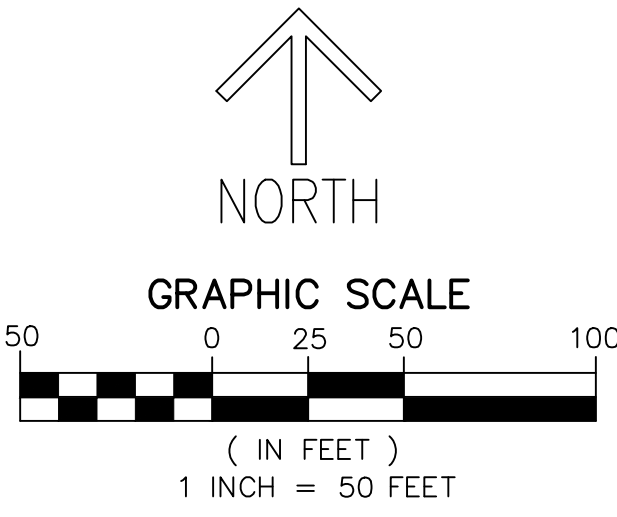
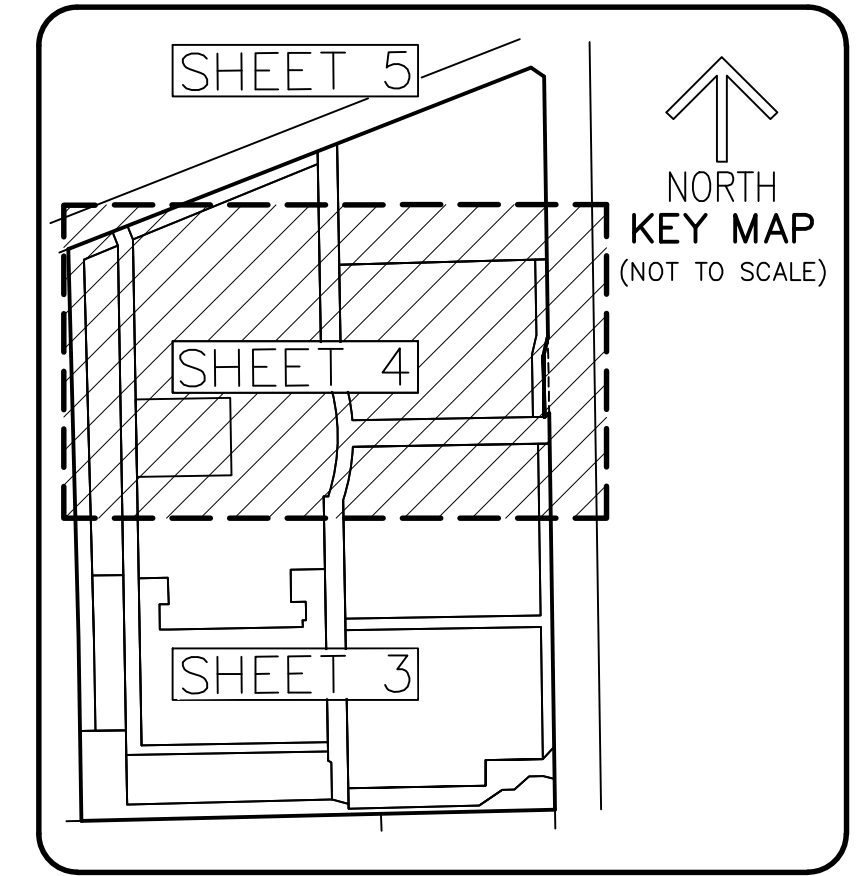


- ### SURVEY NOTES:
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS. THERE 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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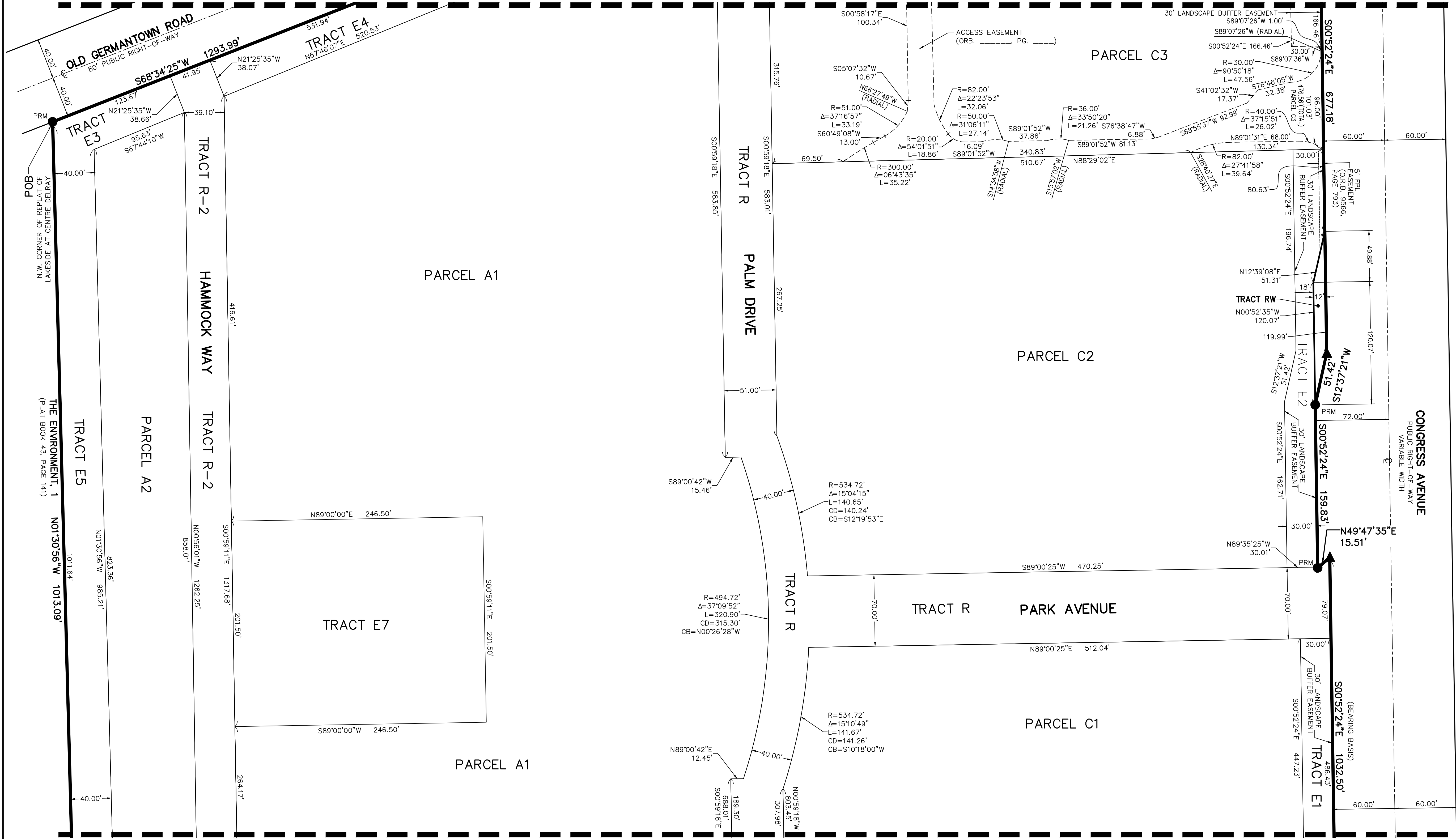
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MATCHLINE SEE SHEET 5 OF 5

SHEET 4 OF 5



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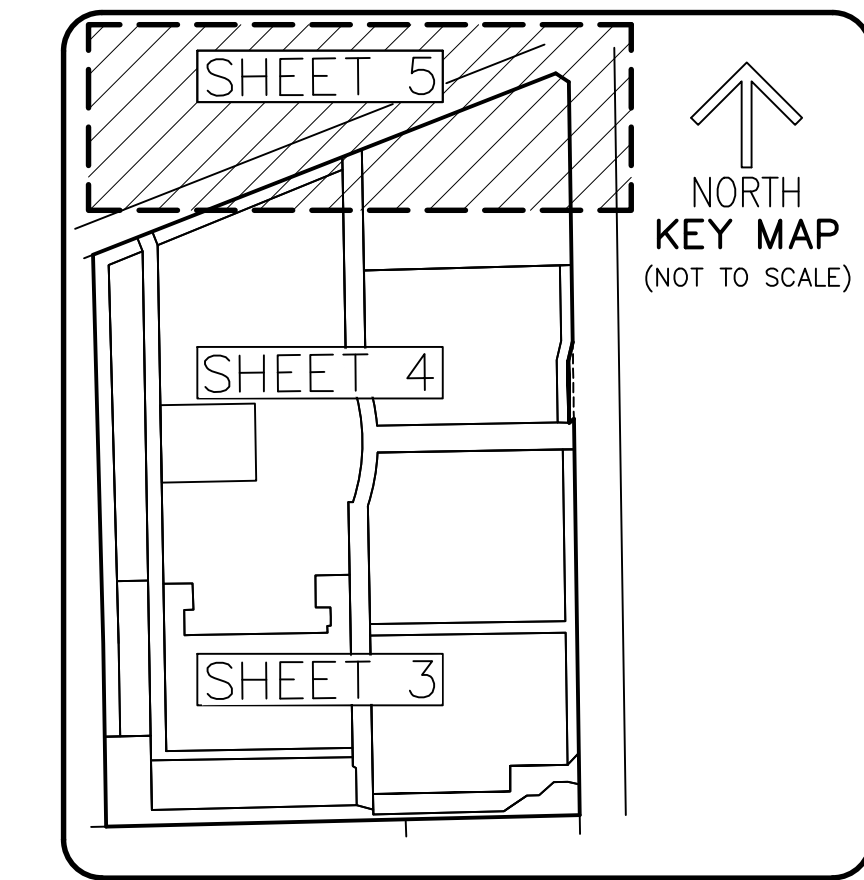
MATCHLINE SEE SHEET 3 OF 5

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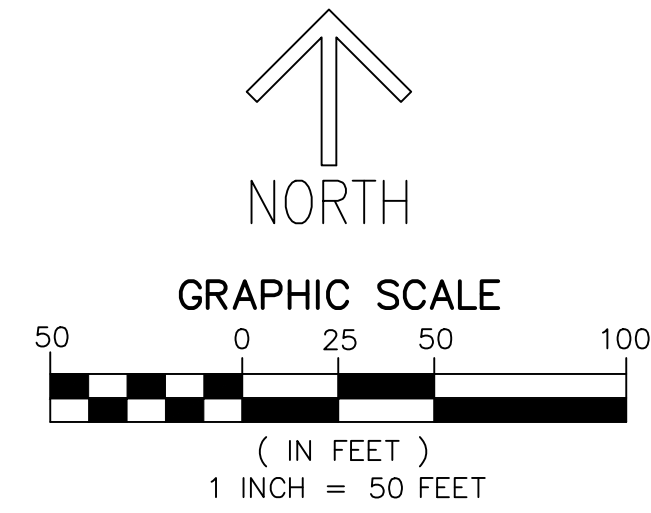
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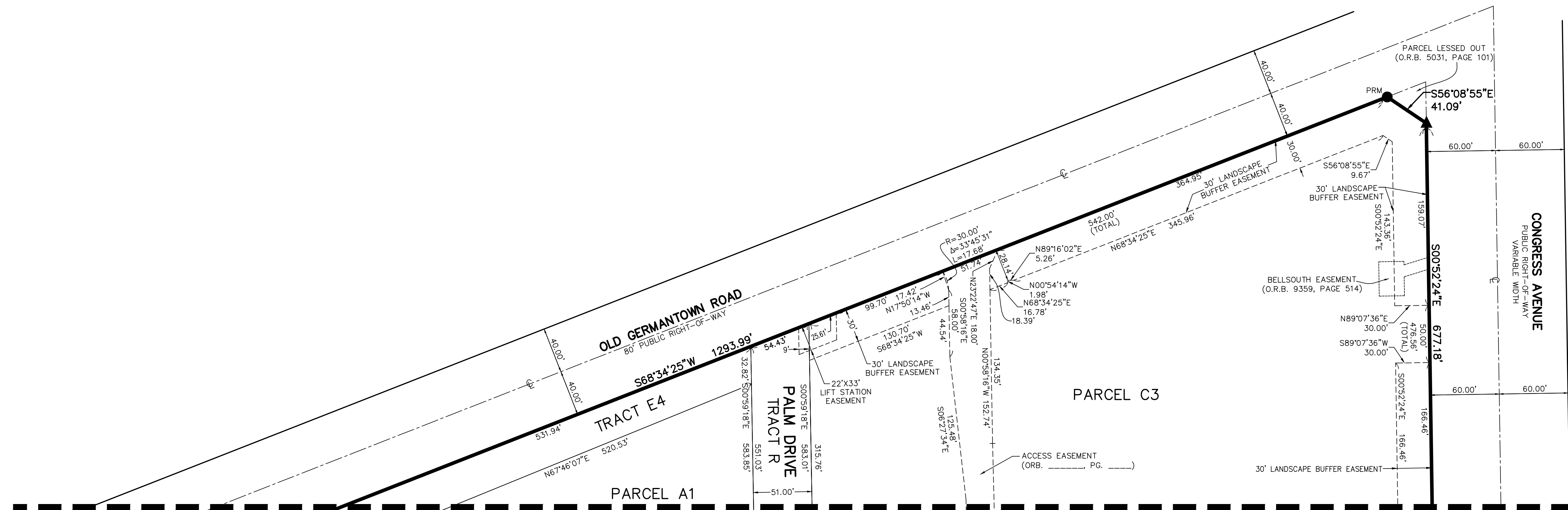


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