

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

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

1236 GEORGE BUSH BLVD

BEING A REPLAT OF A PORTION OF LOTS 28 AND 29, MODEL LAND COMPANY
AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA), PALM BEACH COUNTY, FLORIDA.

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	5,683	0.1304
LOT 2	3,928	0.0902
LOT 3	3,927	0.0902
LOT 4	3,926	0.0901
LOT 5	3,925	0.0901
LOT 6	5,684	0.1305
TOTAL	27,073	0.6215

"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. 2021 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 1236 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF 1236 GEORGE BUSH BLVD, BEING A REPLAT OF A PORTION OF LOTS 28 AND 29, MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA), PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CAMBRIA CREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 10 OF SAID PUBLIC RECORDS; THENCE S89°05'34"W, ALONG SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID LOTS 28 AND 29, A DISTANCE OF 200.00' FEET; THENCE N01°03'06"W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 29, A DISTANCE OF 134.85' FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF GEORGE BUSH BOULEVARD, AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 9366-150 (SR-806-A) OF SAID PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S02°51'06"E, A RADIAL DISTANCE OF 1,085.96 FEET, THROUGH A CENTRAL ANGLE 02°00'38", A DISTANCE OF 38.11 FEET; THENCE N89°09'32"E, A DISTANCE OF 161.90 FEET TO THE NORTHWEST CORNER OF SAID CAMBRIA CREST PLAT; THENCE S01°03'06"E, ALONG THE WEST LINE OF SAID CAMBRIA CREST PLAT, A DISTANCE OF 135.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,073 SQUARE FEET/0.6215 ACRES, MORE OR LESS.

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

LOTS:

LOTS 1 THROUGH 6, INCLUSIVE, ARE HEREBY RESERVED BY 1236 GEORGE BUSH BLVD, 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.

ALONG WITH THE FOLLOWING EASEMENTS:

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

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE 1236 GEORGE BUSH BLVD HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ACCESS EASEMENTS ARE MADE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 6, THEIR SUCCESSORS AND ASSIGNS FOR MAINTENANCE ACCESS PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS _____ DAY OF _____, 202__.

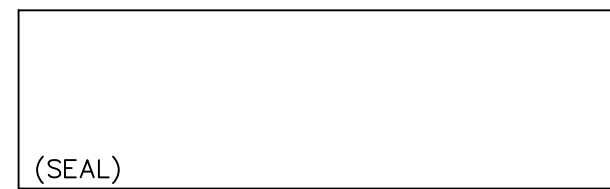
WITNESS: _____ 1236 GEORGE BUSH BLVD, LLC,
PRINT NAME: _____ A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: _____ MICHAEL STAMM
MANAGING MEMBER

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 MICHAEL STAMM, AS MANAGING MEMBER, ON BEHALF OF THE 1236 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

OWNER

SEAL

ACCEPTANCE OF DEDICATIONS:

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

1236 GEORGE BUSH BLVD HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 202__.

WITNESS: _____ 1236 GEORGE BUSH BLVD HOMEOWNERS
PRINT NAME: _____ ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: _____ BY: _____
PRINT NAME: _____ ITS _____

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 _____, A _____, ON BEHALF OF THE 1236 GEORGE BUSH BLVD HOMEOWNERS ASSOCIATION, INC., WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

MORTGAGEE'S CONSENT:

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

THE UNDERSIGNED, IFP FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-FOUNDER AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 202__.

WITNESS: _____ IFP FUND I, LLC
PRINT NAME: _____ A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: _____ BY: _____
PRINT NAME: _____ CHRIS TERO
CO-FOUNDER

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 CHRIS TERO, AS CO-FOUNDER, FOR IFP FUND I, LLC, A _____, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CITY APPROVALS:

THIS PLAT OF 1236 GEORGE BUSH BLVD 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:

CITY ENGINEER FIRE MARSHAL

DEVELOPMENT SERVICES DIRECTOR

TITLE CERTIFICATION:

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

I, THOMAS CARNEY, 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 1236 GEORGE BUSH BLVD, 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: _____

THOMAS CARNEY
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 1236 GEORGE BUSH BLVD, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(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 P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

PREPARED IN THE OFFICE OF:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION NO. LB 3591

MORTGAGEE

REVIEWING
SURVEYOR

CITY OF DELRAY BEACH

SURVEYOR

SEAL

1236 GEORGE BUSH BLVD

BEING A REPLAT OF A PORTION OF LOTS 28 AND 29, MODEL LAND COMPANY
AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA), PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

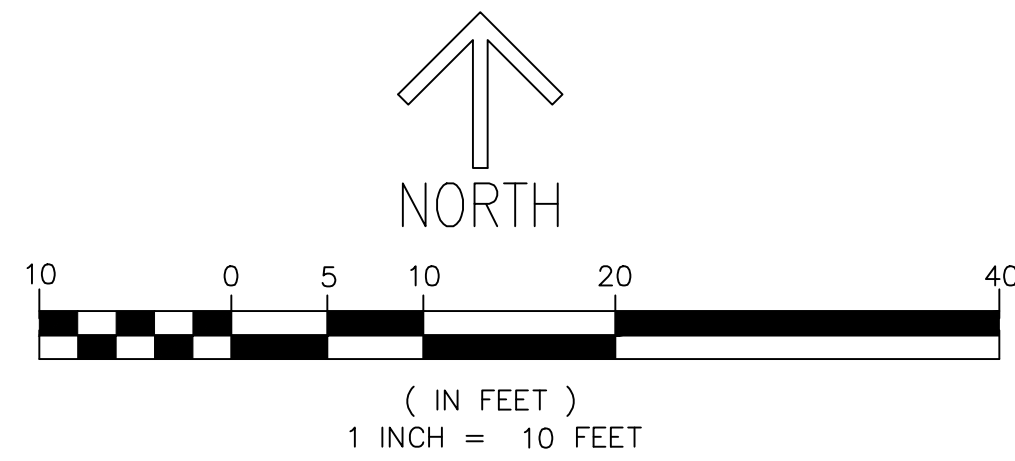
OF
CAULFIELD & WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 — (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 2 OF 2

"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.

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 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.
- 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 S89°05'34"W ALONG THE SOUTH LINE OF N 1/2 OF LOTS 28 AND 29, MODEL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- ALL DISTANCES SHOWN HEREON ARE GROUND.

LEGEND/ABBREVIATIONS:

- R — RADIUS
Δ — DELTA (CENTRAL ANGLE)
L — ARC LENGTH
LB — LICENSED BUSINESS
P.B.C.R. — PALM BEACH COUNTY RECORDS
P.B. — PLAT BOOK
PG. — PAGE
D.E. — DRAINAGE EASEMENT
C — CENTERLINE
CB — CHORD BEARING
CD — CHORD DISTANCE
RB — RADIAL BEARING
PC — POINT OF CURVATURE
FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
● — DENOTES SET 5/8" IRON ROD AND CAP
STAMPED LB#3591
SND ● — DENOTES SET NAIL AND DISK
STAMPED "C&W PRM LB#3591"

