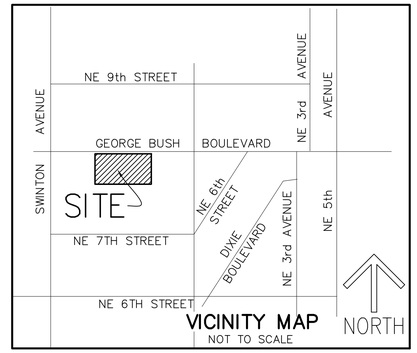
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

CONTINUUM AT DEL IDA PARK

BEING A REPLAT OF LOTS 20 THROUGH 22, BLOCK 1, DEL IDA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(s) 52, 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.
JULY 2026

THIS INSTRUMENT WAS PREPARED BY
SCOTT R. LANGFORD, PSM
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. 2026 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THROUGH _____.

MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONTINUUM AT DEL IDA PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF CONTINUUM AT DEL IDA PARK, BEING A REPLAT OF LOTS 20 THROUGH 22, BLOCK 1, DEL IDA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(s) 52, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, DEL IDA PARK, SAID PLAT; THENCE ALONG THE SOUTH RIGHT–OF–WAY LINE OF GEORGE BUSH BOULEVARD, ACCORDING TO SAID PLAT, N89°05'41"E, A DISTANCE OF 150.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 19, SAID BLOCK 1; THENCE ALONG SAID WEST LINE OF LOT 19 S00°32'17"E, A DISTANCE OF 120.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 7, SAID BLOCK 1; THENCE ALONG SAID NORTH LINE OF LOTS 7 THROUGH 5, SAID BLOCK 1, S89°05'41"W, A DISTANCE OF 150.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 2, SAID BLOCK 1; THENCE ALONG THE SAID EAST LINE OF LOTS 2 AND 1, N00°32'17"W, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,000 SQUARE FEET OR 0.4132 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CONTINUUM AT DEL IDA PARK AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2:

LOTS 1 AND 2 ARE HEREBY RESERVED BY CONTINUUM AT DEL IDA PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:

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

IN WITNESS WHEREOF, THE ABOVE–NAMED OWNERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNERS, THIS _____ DAY OF _____, 2026.

BY: CONTINUUM AT DEL IDA PARK, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY
OWNER

WITNESS: _____
PRINT NAME _____
WITNESS: _____
PRINT NAME _____

BY: _____
KIM DWYER
MANAGER

WITNESS: _____
PRINT NAME _____
WITNESS: _____
PRINT NAME _____

BY: _____
PETER H DWYER
MANAGER

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 _____, 2026, BY KIM DWYER AND PETER DWYER, MANAGERS OF CONTINUUM AT DEL IDA PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO ARE __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

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

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED 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 RECORD BOOK 36579 AT PAGE 1822 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CONVENTUS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2026.

CONVENTUS LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,

WITNESS: _____
PRINT NAME _____
WITNESS: _____
PRINT NAME _____

BY: _____
KEITH TOMAO
MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE [ ] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY _____, AS CONVENTUS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED _____ AND _____ RESPECTIVELY AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

(SEAL)

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

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)

I MICHAEL W SIMON, 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 CONTINUUM AT DEL IDA PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER; 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.

THE SIMON LAW FIRM

DATED: _____

_____
MICHAEL W SIMON
ATTORNEY AT LAW
LICENSED IN FLORIDA
LICENSE NUMBER 776394

CITY APPROVALS:

THIS PLAT OF CONTINUUM AT DEL IDA PARK
_____ DAY OF _____, A.D. 2026 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 FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT:

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 CONTINUUM AT DEL IDA PARK, 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
AVIOM & 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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN SET, 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: _____

_____
SCOTT R. LANGFORD, PSM
PROFESSIONAL SURVEYOR AND MAPPER LS 7623
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

CONTINUUM AT DEL IDA PARK, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY

SEAL

CITY OF DELRAY BEACH

REVIEWING SURVEYOR

SURVEYOR

11716

THIS INSTRUMENT PREPARED BY
SCOTT R. LANGFORD
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

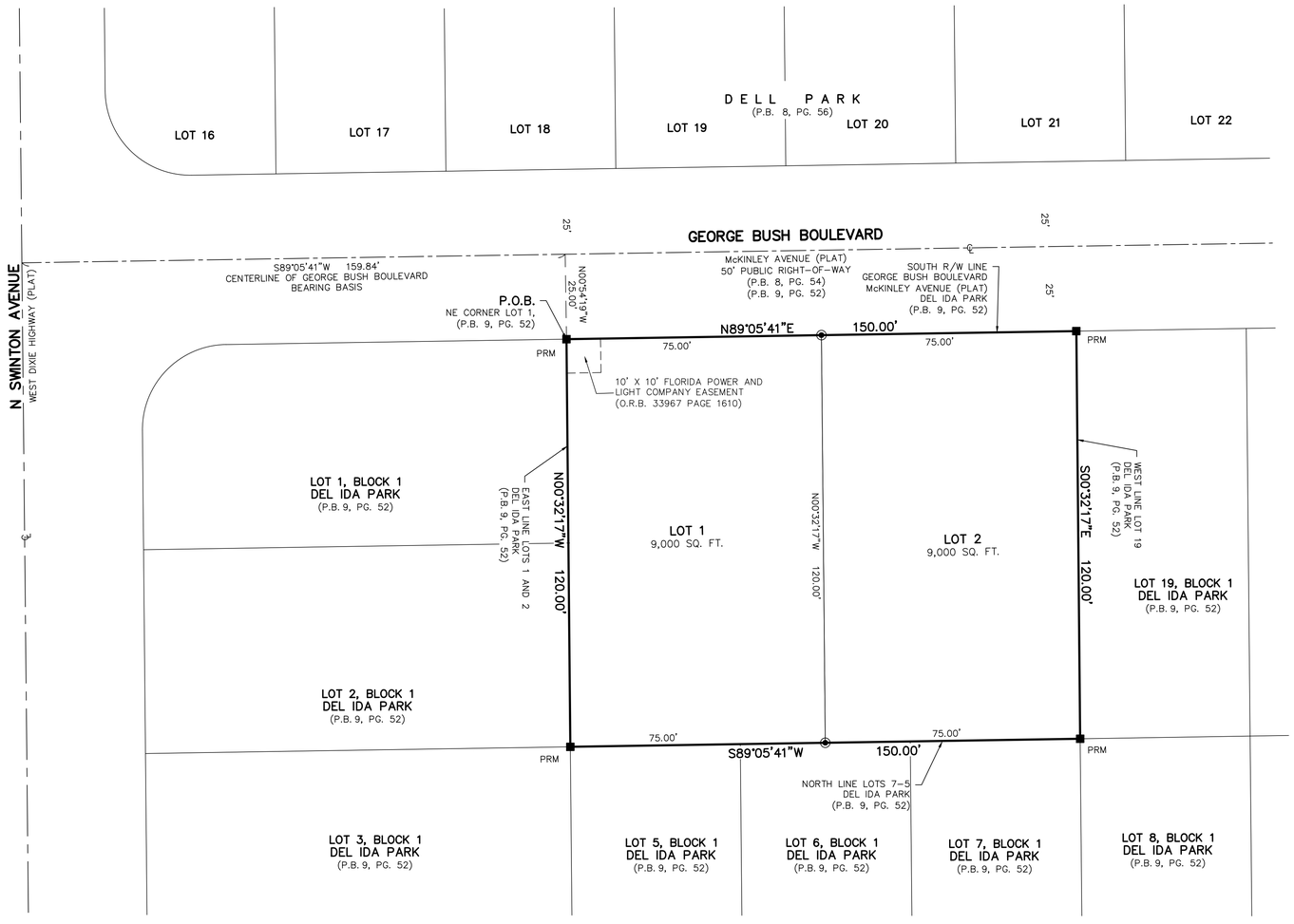
NORTH

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
INTENDED DISPLAY SCALE 1 INCH = 20 FEET

CONTINUUM AT DEL IDA PARK

BEING A REPLAT OF LOTS 20 THROUGH 22, BLOCK 1, DEL IDA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(s) 52, 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.
JULY 2026

LOT/TRACT	SQUARE FEET	ACRES
LOT 1	9,000	0.2066
LOT 2	9,000	0.2066
TOTAL	18,000	0.4132



LEGEND/ABBREVIATIONS:

- ℄ – CENTERLINE
- LB – LICENSED BUSINESS
- LS – LICENSED SURVEYOR
- P.O.B. – POINT OF BEGINNING
- P.B. – PLAT BOOK
- PG(S). – PAGE(S)
- PBC – PALM BEACH COUNTY
- PRM – PERMANENT REFERENCE MONUMENT,
- R/W – RIGHT–OF–WAY
- NE – NORTHEAST
- 9–46–43 – SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
- ▲ PRM – INDICATES SET PERMANENT REFERENCE MONUMENT, NAIL WITH DISC, STAMPED "PRM C&W LB3591", UNLESS NOTED OTHERWISE.
- ■ PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8"x18" IRON ROD WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
- ◉ – SET 5/8"x18" IRON ROD AND CAP, STAMPED "LB 3591"

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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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.
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 OVER THE LANDS WITHIN THIS PLAT.
6. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE, OF GEORGE BUSH BOULEVARD, MCKINLEY AVENUE PER PLAT, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 89°05'41" WEST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON STATE PLANE COORDINATES PUBLISHED BY PALM BEACH COUNTY
5. 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.