

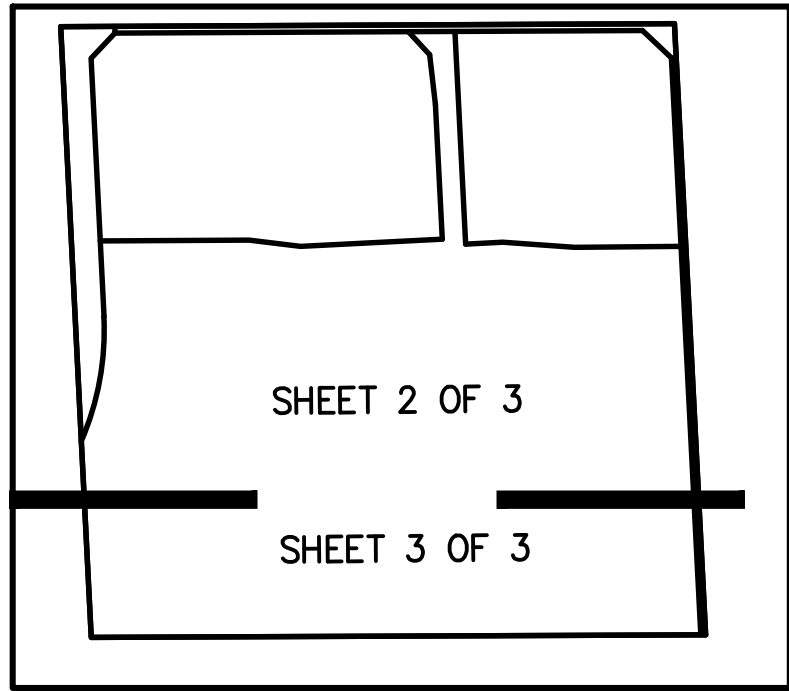
NEW CENTURY COMMONS

BEING A REPLAT OF TRACTS A, B, AND C OF COSTCO WHOLESALE – DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, 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 and WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	260,644	5.9835
PARCEL B	76,987	1.7674
PARCEL C	49,709	1.1412
TRACT PBC	4,475	0.1027
TRACT RW	3,559	0.0817
TRACT PR	11,824	0.2715
TOTAL	407,199	9.3480



SHEET KEY MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS ____ DAY OF _____
A.D. 201__ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 3

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NCC ROSEBUD TWO, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, NEW CENTURY COMMONS, BEING A REPLAT OF TRACTS A, B, AND C OF COSTCO WHOLESALE – DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, B, AND C OF COSTCO WHOLESALE – DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 407,199 SQUARE FEET / 9.3480 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS NEW CENTURY COMMONS AND FURTHER DEDICATES AS FOLLOWS:

1. PARCELS A, B AND C

PARCELS A, B AND C ARE RESERVED BY THE NCC ROSEBUD TWO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA. PARCELS A, B AN C ARE SUBJECT TO DECLARATION OF RESTRICTIONS AND RIGHTS RECORDED IN OFFICIAL RECORD BOOK 29532, PAGE 1628 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ANY SUBSEQUENT AMENDMENTS.

2. TRACT RW

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. TRACT PBC

TRACT PBC, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. TRACT PR

TRACT PR, AS SHOWN HEREON IS RESERVED BY NCC ROSEBUD TWO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS 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 LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ____ DAY OF _____, 201__.

NCC ROSEBUD TWO, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME PRINT NAME
TITLE

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS THE AUTHORIZED MEMBERS OF NCC ROSEBUD TWO, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

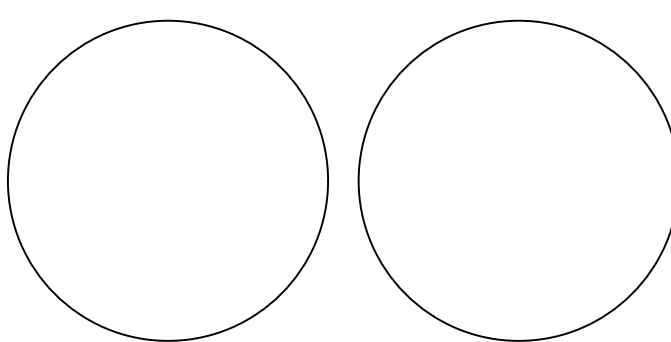
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME

THE NEW CENTURY
COMMONS, LLC

THE NEW CENTURY
COMMONS, LLC
NOTARY



MORTGAGEES CONSENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

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 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 CORPORATION 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 _____ 2016.

WITNESS: _____ BY: _____
PRINT NAME NAME
TITLE

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF _____ AN _____ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS _____ OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME

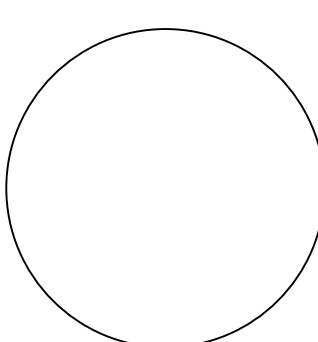
TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)

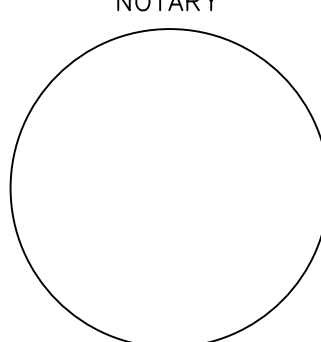
I, MICHAEL WEINER , ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE NCC ROSEBUD TWO, LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; HAT 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: _____ MICHAEL WEINER, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

MORTGAGEE



MORTGAGEE
NOTARY



CITY APPROVALS:

THIS PLAT OF NEW CENTURY COMMONS WAS APPROVED ON THE _____ DAY OF _____ A.D. 201__ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR _____ ATTEST: _____
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DIRECTOR OF PLANNING & ZONING PLANNING & ZONING BOARD
CHAIRPERSON

CITY ENGINEER

DIRECTOR OF ENVIRONMENTAL SERVICES

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 NEW CENTURY COMMONS AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

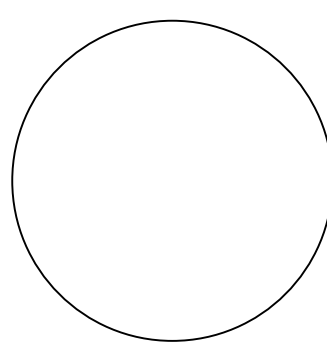
DATE: _____ JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #4409
STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

SURVEYOR'S CERTIFICATE:

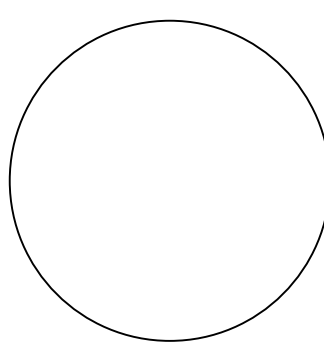
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: _____ DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434

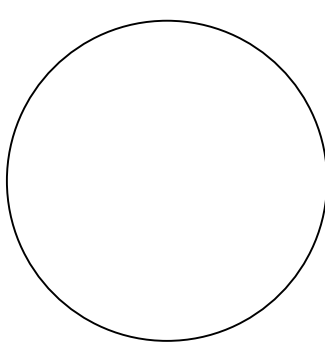
REVIEWING
SURVEYOR



CITY OF DELRAY BEACH



SURVEYOR

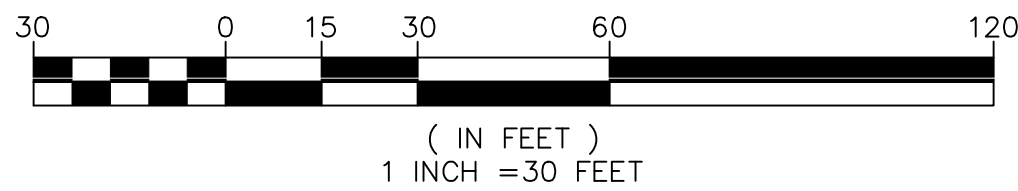


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NEW CENTURY COMMONS

BEING A REPLAT OF TRACTS A, B, AND C OF COSTCO WHOLESALE - DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
65, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

GRAPHIC SCALE



NORTH 1/4 CORNER
SECTION 29-46-43
CALCULATED POSITION
(PLAT BOOK 51, PAGES 1
AND 2)
N=766598.93
E=956835.24

SET PCPND
N=766549.25
E=957501.86

665.34'(GRID) (CALCULATED)

REMAINDER OF TRACT "B"
LAVER'S INTERNATIONAL PLAZA PLAT 1
(PB 51, PG. 1)
LAVER'S INTERNATIONAL PLAZA PLAT 1
(PB 51, PG. 1)
TRACT "A"
LAVER'S INTERNATIONAL PLAZA PLAT 1
(PB 51, PG. 1)

PUBLIC R/W
LINTON BOULEVARD

N89°42'49"E 674.36'

TRACT PBC
4,475 SQUARE FEET
N89°42'49"E

SIDEWALK EASEMENT
(PB. 65, PG. 112)

N89°42'49"E
639.38'(SOUTH LINE TRACT RW)

10' FPL EASEMENT
(ORB 3914, PG. 1581)

TRACT PBC
4,475 SQUARE FEET

N89°42'49"E
33.66'

SET PCPND
N=766552.45
E=958141.26

TRACT RW
3,559 SQUARE FEET

TRACT PR
SQUARE FEET

TRACT RW
25.00'

TRACT RW
3,559 SQUARE FEET

TRACT RW
3,559 SQUARE FEET

TRACT RW
3,559 SQUARE FEET

TRACT RW
3,559 SQUARE FEET

TRACT RW
3,559 SQUARE FEET

TRACT RW
3,559 SQUARE FEET

TRACT RW
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TRACT RW
3,559 SQUARE FEET

TRACT RW
3,559 SQUARE FEET

SURVEY NOTES/LEGEND/ABBREVIATIONS:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONDUCE, 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, EXCEPT AS PERMITTED THROUGH THE CITY OF DELRAY BEACH. 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.
- 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.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF N89°45'28"E ALONG THE SOUTH LINE OF THIS PLAT.
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- S.F. - DENOTES SQUARE FEET
- C - DENOTES CENTERLINE
- D.E. - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- FPL - FLORIDA POWER AND LIGHT COMPANY
- G.U.E. - DENOTES GENERAL UTILITY EASEMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- LB - LICENSED BUSINESS
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
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- NAD - NORTH AMERICAN DATUM
- NTS - NOT TO SCALE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG(S) - PAGE(S)
- R/W - RIGHT-OF-WAY
- - SET 5/8" IR/CAP LB 3591
- ▲ PRMND - DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND DISK STAMPED "PRM" LB 3591

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00004483
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE RELATIVE TO A GRID BEARING S89°45'28"W ALONG THE SOUTH LINE OF COSTCO WHOLESALE-DELRAY BEACH
AS RECORDED IN PLAT BOOK 65, PAGE 112
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

SHEET 2 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 3 OF 3

NEW CENTURY COMMONS

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WHOLESALE—DELRAY BEACH
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PAGES _____ THRU _____

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CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 3 OF 3

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- ▲ PRMND— DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND DISK STAMPED "PRM" LB 3591

