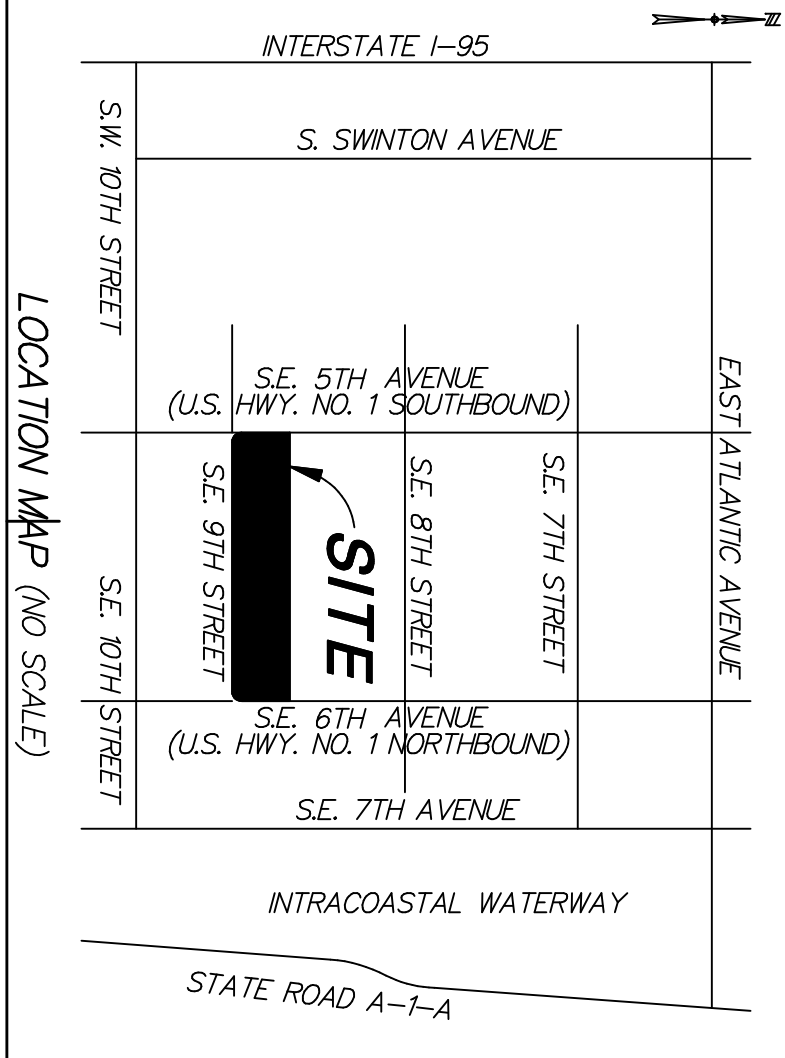


FIVE-55 DELRAY

BEING A REPLAT OF PARCEL A, REGIONS DELRAY, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 112, PAGES 31-32 (P.R.P.CO.), BEING IN SECTION 21,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MARCH, 2017
SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CDS 555, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF PARCEL A, REGIONS DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 31-32 (P.R.P.CO.), BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FIVE-55 DELRAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A, REGIONS DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 31 AND 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SAD PARCEL CONTAINING 36,856 SQUARE FEET OR 0.846 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (GU) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, GAS SERVICE, TELEPHONE SERVICE, CABLE TELEVISION, TELEPHONE LINES AND CABLE TELEVISION, PROVIDED HOWEVER, NO SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE INTERNATIONAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO CDS 555, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL SANITARY SEWER EASEMENTS ARE HEREBY DEDICATED EXCLUSIVE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

LIFT STATION EASEMENT IS DEDICATED TO THE CITY OF DELRAY BEACH FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2018.

CDS 555, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: WILLIAM H. MALMOE
PRINT NAME: _____ MANAGER

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED WILLIAM H. MALMOE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED THE FOREGOING INSTRUMENT AS MANAGER OF CDS 555, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO ME, AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

CITY APPROVAL:

THIS PLAT OF "FIVE-55 DELRAY" AS APPROVED ON THE _____ DAY OF _____, A.D. 2018 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: _____ ATTEST: _____
CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DIRECTOR OF PLANNING, ZONING,
AND BUILDING

CITY ENGINEER _____ DIRECTOR OF UTILITIES _____

FIRE MARSHAL _____

TITLE CERTIFICATION:

STATE OF FLORIDA, COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CDS 555, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____

GEORGE TELLEZ VICE PRESIDENT
FIDELITY NATIONAL INSURANCE
COMPANY, A FLORIDA CORPORATION

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 "FIVE-55 DELRAY" AS REQUIRED BY CHAPTER 172.08(1)(D), FLORIDA STATUTES, AND THAT THE PLAT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 172, PART 1, FLORIDA STATUTES.

DATE: _____

DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CALFIELD WHEELER, INC.
LICENSE BUSINESS NO. LB 3691

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 ACQUAITE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: _____

PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
OBBEN, SLITER & OBBEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL A, REGIONS DELRAY (PLAT BOOK 112, PAGES 31-32), HAVING AN ASSUMED BEARING OF N89° 14'06"E.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE TOTAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREON. ANY UNRECORDED 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, FLORIDA.

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

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF OBBEN, SLITER & OBBEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: O

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS AND NO DISTANCE OF 10 FEET FROM ANY EXISTING 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.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS. TREES ARE PROHIBITED FROM ANY AND ALL SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____

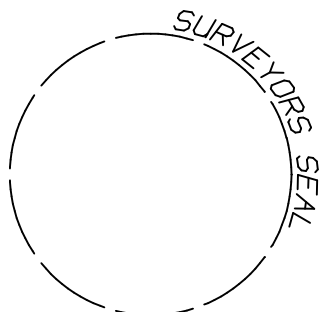
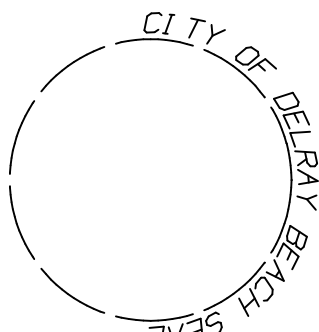
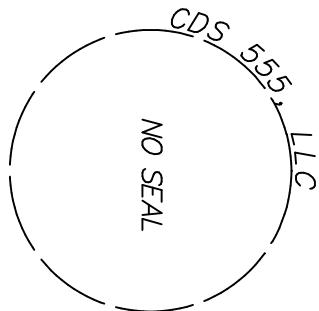
THIS _____ DAY OF _____

20____ AND DULY RECORDED IN PLAT BOOK NO. _____

ON PAGE _____

SHARON R. BOCK, CLERK AND COMPTROLLER

BY _____, OLC



BEING A REPLAT OF PARCEL A, REGIONS DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 31-32 (P.R.P.CO.), BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTLER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (361) 276-4501



2653.84' N.1°17'16"W. (GROUND)
WEST LINE OF SECTION 16/46/43

2396.00' N40°09'32"W (GROUND)

LOT 6

→ 16' PLATTED ALLEY RIGHT OF WAY
VACATED BY CITY OF DELRAY BEACH
RESOLUTION NO. 54-74 AND RECORD
N O.R.B. 2349, PAGE 527

(PLAT BOOK 12, PAGE 63)



COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____

THIS _____ DAY OF _____

2017. AND DULY RECORDED IN PLAT BOOK NO.

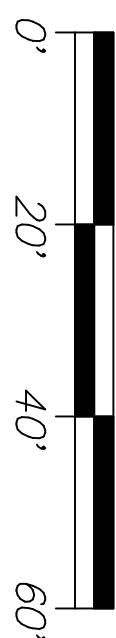
----- ON PAGE -----

SHARON B BUCK NERK AND COMPETITION / 15

BY _____ D.C.

11

SCALE: 1" = 20'



LEGEND:

 $\xi = \text{CENTERLINE}$

COMPANY

U.R.B. = OFFICIAL RECORDS BOOK

UX

MONUMENT (4"x4" CONCRETE
MONUMENT STAMPED "PRM. 353")

 Σ'')

THE UNIVERSITY OF CHICAGO

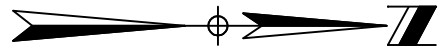
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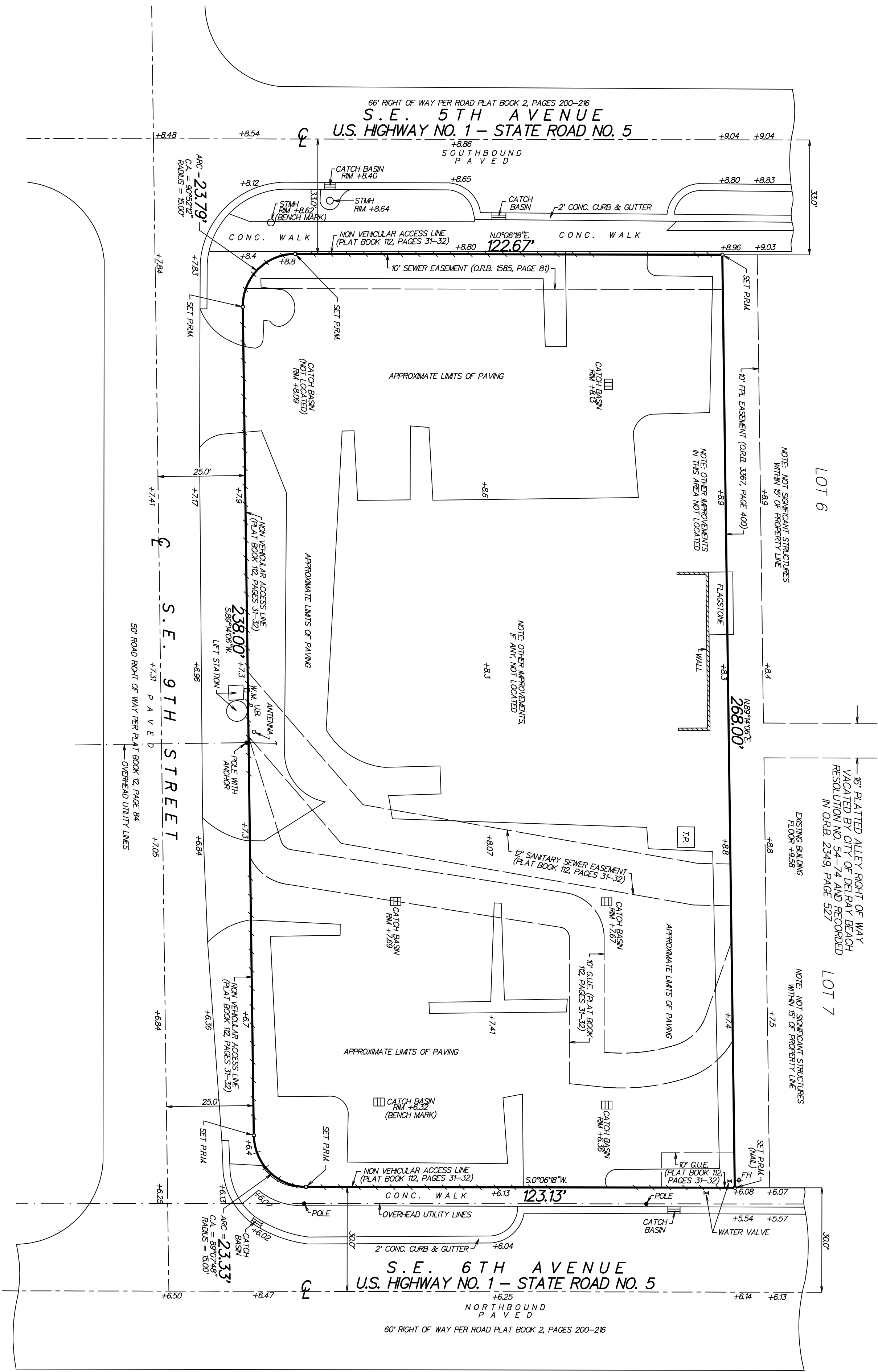
1

TOWNSHIP 46 SOUTH, RANGE 43 EAST

EASI



SANBORN - STONE SUBDIVISION
(PLAT BOOK 12, PAGE 63)



LEGEND:

- C = CENTERLINE
- CONC. = CONCRETE
- WM = WATER METER
- UB = UTILITY BOX
- C.A. = CENTRAL ANGLE
- TP = CONCRETE TRANSFORMER PAD
- FH = FIRE HYDRANT
- G.U.E. = GENERAL UTILITY EASEMENT
- FPL = FLORIDA POWER & LIGHT COMPANY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT (4" X 4" CONCRETE MONUMENT STAMPED "P.R.M. 353")
- P.R.M. (N.M.) = SET NAIL AND DISK STAMPED "P.R.M. 353"
- THE NORTH LINE OF PARCEL A IS ASSUMED TO BEAR N89°44'06"E.
- +77.04 = ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM 8229 SQUARE STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACASTAL WATERWAY.
- ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT
- ALL BOUNDARY AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS OTHERWISE STATED
- THIS SURVEY MEETS THE CLOSURE OF 1 FOOT PER 10,000 FEET AS REQUIRED FOR COMMERCIAL HIGH RISK PROPERTY
- THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL HORIZONTAL AND ANGULAR DIMENSIONS.
- NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

PARCEL A, REGIONS DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 31 AND 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

SITE ADDRESS: 555 S.E. 9TH STREET
DELAIR BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING. I AM A LICENSED SURVEYOR IN FLORIDA. ADMINISTRATIVE CODE, PARAGRAPH 12.02(1), F.L.A.C. 12.02(1)(b).

Paul D. Engle

NOT MADE WITHOUT THE SIGNATURE AND SURVEYOR & MAPPER #5708
LICENSED SURVEYOR AND MAPPER

O'BRIEN, SUTER & O'BRIEN, INC.

CERTIFICATE OF AUTHORIZATION #18533
SURVEYOR AND MAPPER
955 NW 17TH AVENUE, SUITE K-1, DELAIR BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY	PROJECT NAME	SCALE
OCT. 15, 2018	FIVE-55 DELAIR	1" = 20'
FIELD BOOK PAGE NO.		16-28db
D.313		