

CASUARINA ROAD REPLAT

BEING A REPLAT LOTS 6 AND 7. BLOCK H. JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, 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

"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. 201_ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES ____ THRU ____.

SHARON R. BOCK CLERK AND COMPTROLLER

BY: ______ DEPUTY CLERK

SHEET 1 OF 2

VICINITY MAP N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JD REALTY HOLDINGS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF CASUARINA ROAD REPLAT, BEING A REPLAT OF LOTS 6 AND 7, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6 AND 7, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 28,998 SQUARE FEET, OR 0.6657 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 16, 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 CASUARINA ROAD REPLAT AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 6 ARE HEREBY RESERVED BY JD REALTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA., ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO 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 DRAÍNAGE, 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.

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 MANAGERS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS LIMITED LIABILITY COMPANY, THIS _____ DAY OF ______, 20____.

> JD REALTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____

DUSTIN SALZANO, MANAGING MEMBER

WITNESS: _____ PRINT NAME

ACKNOWLEDGMENT:

PRINT NAME

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN FARINA AND DUSTIN SALZANO WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS THE MANAGING MEMBERS OF JD REALTY HOLDINGS, LLC, A DELAWARE 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 _____, 20___, 20___. MY COMMISSION EXPIRES: _____ NOTARY PUBLIC COMMISSION NUMBER: _____ -----PRINT NAME

JD REALTY HOLDINGS, LLC

SEAL

MORTGAGEES CONSENT:

_____, 20____.

PRINT NAME _____

STATE OF _____) COUNTY OF _____)

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

ACKNOWLEDGMENT:

STATE OF _____) COUNTY OF _____)

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 _____, 20___.

MY COMMISSION EXPIRES: NOTARY PUBLIC

COMMISSION NUMBER:

TITLE CERTIFICATION: COUNTY OF PALM BEACH) STATE OF FLORIDA)

I, THOMAS J. 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 JD REALTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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.

LICENSED IN FLORIDA

PRINT NAME

DATED: _____ THOMAS J. CARNEY ATTORNEY AT LAW

CITY APPROVALS:

TOTAL

THIS PLAT OF CASUARINA ROAD REPLAT WAS APPROVED ON THE ______ DAY OF ______, A.D. 201_ BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

TABULAR DATA

LOTS 1 - 6 | 28,998 | 0.6657

NAME | SQUARE FEET | ACRES

28,998 0.6657

CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER PUBLIC WORKS DIRECTOR

FIRE MARSHAL

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 CASUARINA ROAD REPLAT, 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: _____

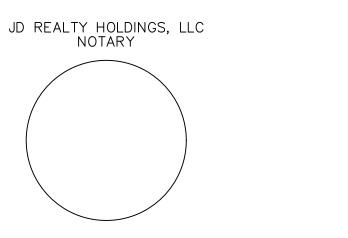
_____ JOHN T. DOOGAN, P.L.S. PROFESSIONAL LAND SURVEYOR, REG. #4409 STATE OF FLORIDA

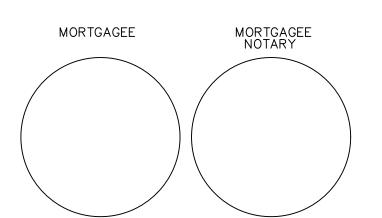
SURVEYOR'S CERTIFICATE:

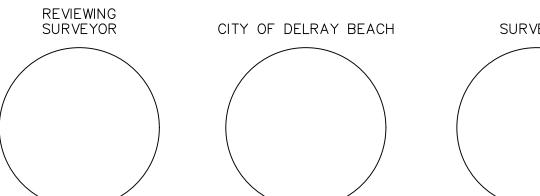
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT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

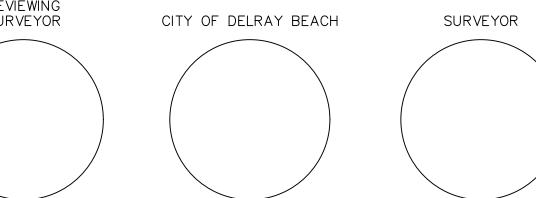
DATE: _____

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









THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS

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

CASUARINA ROAD REPLAT

CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100

BEING A REPLAT LOTS 6 AND 7, BLOCK H, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

GRAPHIC SCALE

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 ____.

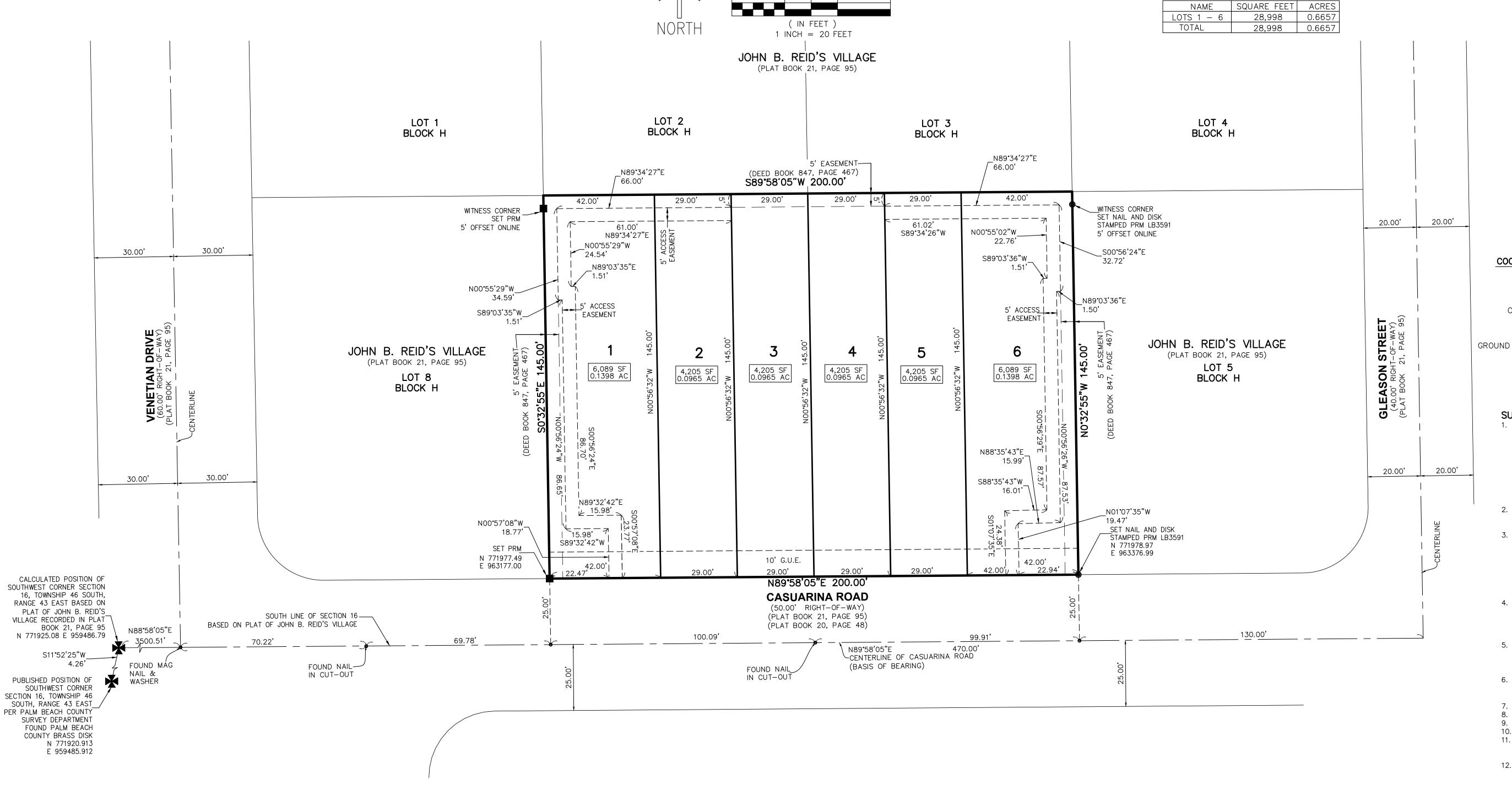
STATE OF FLORIDA

SHARON R. BOCK CLERK AND COMPTROLLER

TABULAR DATA

BY: ______ DEPUTY CLERK

SHEET 2 OF 2



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 = 1.000046666
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

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.
- 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.
 6. PRM INDICATES SET 4" X 4" X

24" PERMANENT REFERENCE MONUMENT

- MARKED PRM NO. LB 3591.
 7. SF DENOTES SQUARE FEET
 8. 12. G.U.E. GENERAL UTILITY EASEMENT
- 8. 12. G.U.E. GENERAL UTILITY EA
 9. 13. AC DENOTES ACRES
 10. LB LICENSED BUSINESS
- 11. ALL RECORDING REFERENCES ARE
 RECORDED IN THE PUBLIC RECORDS OF
 PALM BEACH COUNTY, FLORIDA.
- 12. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF N.89°58'05"E. ALONG THE CENTERLINE OF RIGHT-OF-WAY OF CASUARINA DRIVE ACCORDING TO PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 13. SET MAG NAIL AND DISK STAMPED PRM LB3591

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