

LOCATION MAP (NO SCALE)

DEDICATION:

NOW, ALL MEN BY THESE PRESENTS THAT WFL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 32 (P.R.P.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TOWNHOMES AT 214 4TH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS TOWNHOMES AT 214 4TH AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 5 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PERMISSANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

TRACT "C" IS HEREBY DEDICATED TO THE TOWNHOMES AT 214 4TH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS AND/OR ASSIGNS FOR INTEREST-FREESS AND UTILITY PURPOSES AND AS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWNHOMES AT 214 4TH 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.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, 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 ANY WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THE SPRAWL EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY THE OWNER TO THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "CITY") FOR THE PURPOSE OF CONSTRUCTION OF A PEDESTRIAN CLEAR ZONE FOR PUBLIC PEDESTRIAN PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN THE PEDESTRIAN CLEAR ZONE IN CONFORMANCE WITH THE CITY'S PRACTICES OF MAINTAINING PUBLIC SIDEWALKS THROUGHOUT THE CITY, WITHOUT RECOURSE TO THE CITY. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL ERECT NO BUILDING OR OTHER ANY KIND OF CONSTRUCTION OR IMPROVEMENTS UPON THE EASEMENT THAN THE PEDESTRIAN CLEAR ZONE. SAID EASEMENT SHALL REMAIN THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2019.

WFL LAND, LLC
FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: WILLIAM F. LANDSEA
PRINT NAME: MEMBER/SECRETARY

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM F. LANDSEA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER/SECRETARY OF WFL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MEMBER/SECRETARY OF SAID COMPANY, AND THAT THE SEAL OF SAID COMPANY WAS AFFIXED TO SAID INSTRUMENT BY THE SAID COMPANY AND THAT SAID INSTRUMENT WAS AFFIXED BY THE SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

TOWNHOMES AT 214 4TH

BEING A REPLAT OF LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32 (P.R.P.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

CITY APPROVAL:

THIS PLAT OF "TOWNHOMES AT 214 4TH" AS APPROVED ON THE ____ DAY OF _____, AD. 2019 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH:

MAYOR: _____ ATTEST: CITY CLERK: _____

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR: _____ CHAIRPERSON, PLANNING AND ZONING

FIRE MARSHAL: _____ CITY ENGINEER: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOEL T. STRAUH, 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 WFL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 NO ENCUMBRANCES OF RECORD.

DATE: _____ JOEL T. STRAUH
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 095581

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 28645, AT PAGE 393 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2019.

WITNESS: _____ BY: CENTERSITE BANK OF FLORIDA, N.A.
PRINT NAME: A FLORIDA BANKING CORPORATION
TITLE:

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF CENTERSITE BANK OF FLORIDA, N.A., A FLORIDA BANKING CORPORATION, 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 WAS AFFIXED BY THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE TOWNHOMES AT 214 4TH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2019.

TOWNHOMES AT 214 4TH HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: _____ BY: WILLIAM F. LANDSEA
PRINT NAME: PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM F. LANDSEA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF "TOWNHOMES AT 214 4TH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 THE SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

REVIEWING SURVEYORS 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 "TOWNHOMES AT 214 4TH", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

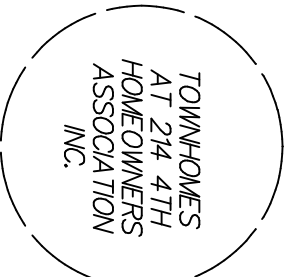
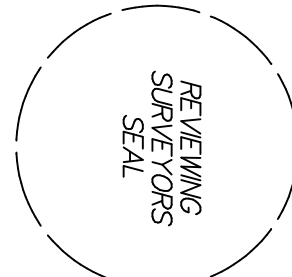
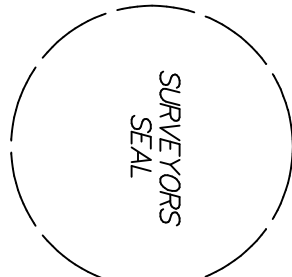
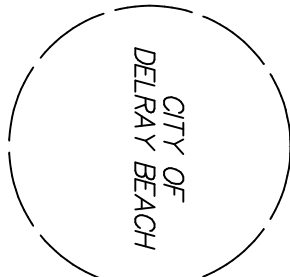
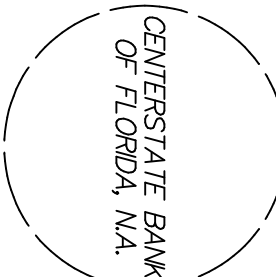
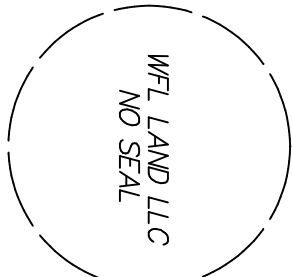
DATE: _____ DAVID B. LINDLEY, PLS.
FLORIDA REGISTRATION NO. 5005
CALIFIELD WHEELER, INC.
LICENSE BUSINESS NO. LB. 3591

SURVEYORS 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 (PRAMS) AND PERMANENT CONTROL POINTS (POPS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: _____ PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
OBEREN, SUTER & OBEREN, INC.
955 NW 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 355

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT _____
THIS ____ DAY OF _____
2019, AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: _____, CLC



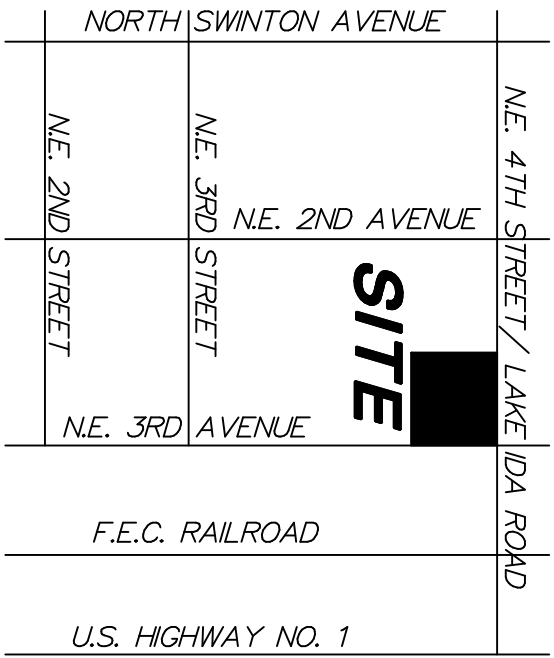
TOWNHOMES AT 214 4TH

BEING A REPLAT OF LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32 (P.R.P.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

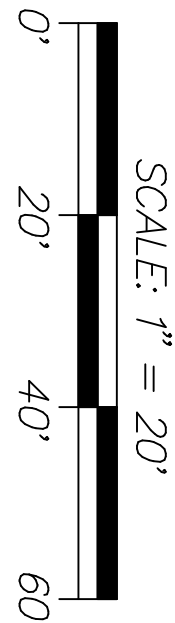
SHEET 2 OF 2

BLOCK 7, DEL-IDA PARK (PLAT BOOK 9, PAGE 52)

LOCATION MAP (NO SCALE)



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



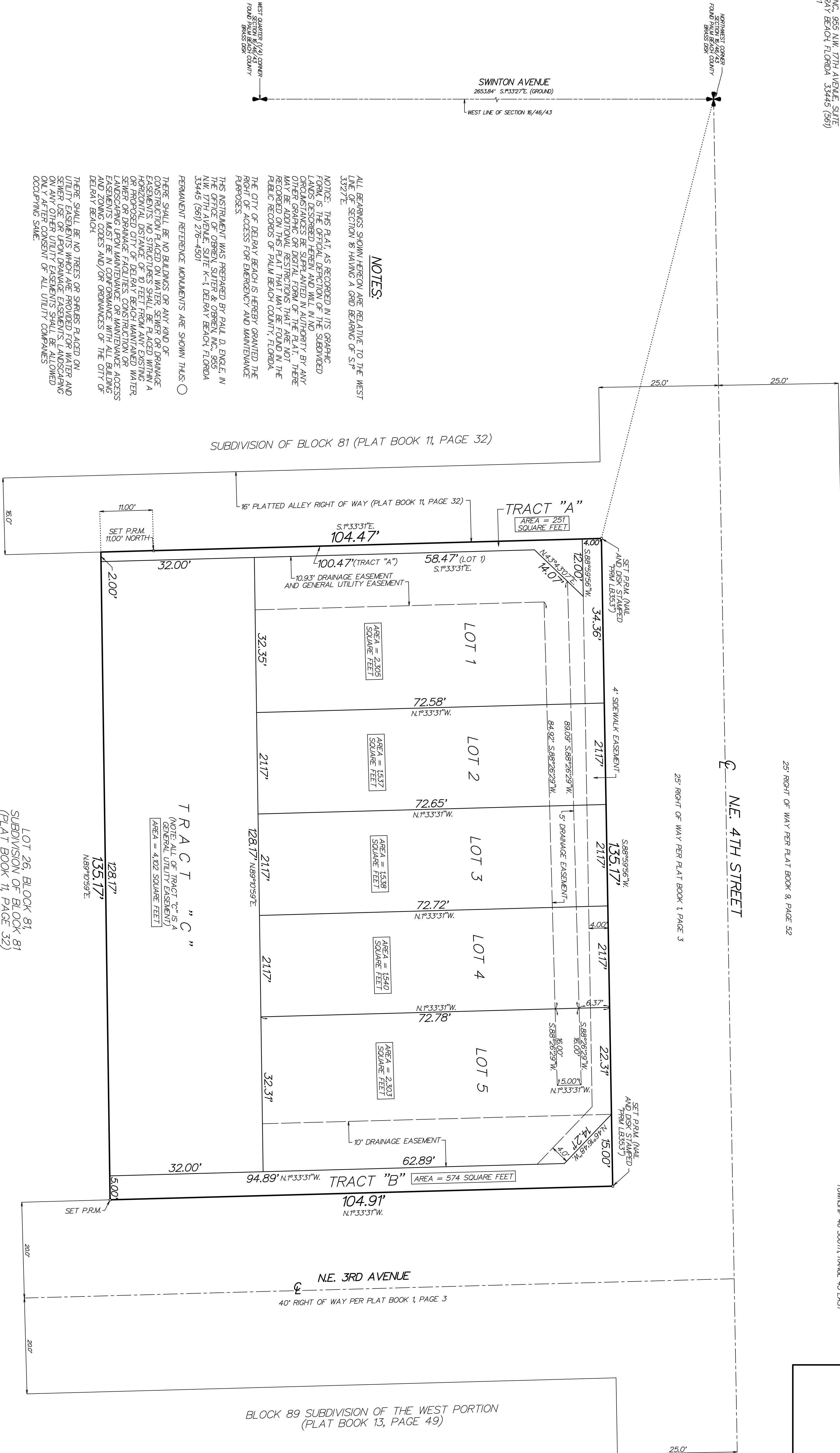
LEGEND:

CL = CENTERLINE

PRM = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB353") UNLESS STATED OTHERWISE

PRREC = PUBLIC RECORDS OF PALM BEACH COUNTY

SECTION 16/46/43 = SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST



NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 16 HAVING A GRID BEARING OF S.1°33'27"E. 33°27'E.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL RECORD OF THE SUBDIVIDED LANDS. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO OBTAIN ALL NECESSARY RECORDS AND TO BE RESPONSIBLE FOR 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, SUTER & OBBEN, INC., 955 NW 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON ANY LAND OF THE SUBDIVISION UNLESS THE SAME SHALL BE LOCATED 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.

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.