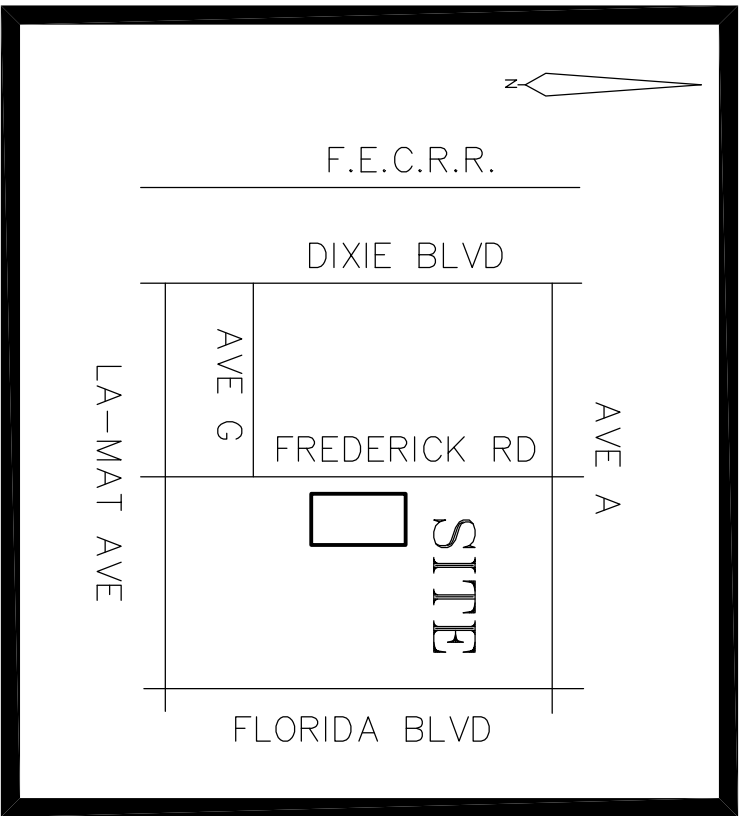


# FREDERICK ISLES

A REPLAT OF LOTS 20, 21, 22, 23, 24 AND 25, BLOCK 35, DEL-RATON PARK, ACCORING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



SECTION 28  
TOWNSHIP 46 SOUTH  
RANGE 43 EAST  
LOCATION MAP  
NOT TO SCALE

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK ISLES, LLC, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AS THE OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN ON THIS PLAT OF FREDERICK ISLES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 20, 21, 22, 23, 24 AND 25, BLOCK 35, DEL-RATON PARK, ACCORDING TO RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17,253 SQUARE FEET/0.396 ACRES MORE OR LESS.

SAID LANDS SITUATE IN SECTION 28, 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 FREDERICK ISLES AND FURTHER DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 6 ARE HEREBY RESERVED BY FREDERICK ISLES, LLC, A FLORIDA CORPORATION, ITS SUCCESSORS AND OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT 6, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FREDERICK ISLES HOMEOWNERS ASSOCIATION, INC. AND ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATION AND PRIVATE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FREDERICK ISLES HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS, THE CITY IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THE GENERAL UTILITY EASEMENT IS MADE TO ANY PUBLIC AND PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION, AND WATER AND SEWER SYSTEMS, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND REPAIRS SHALL BE UNDERTAKEN WITHOUT THE WRITTEN CONSENT OF FREDERICK ISLES, LLC, AND THE ELECTRIC TELEPHONE SERVICE SHALL BE PROVIDED BY THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

FREDERICK ISLES, LLC

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MILES J. RICH, PRESIDENT  
PRINT NAME: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
ROBERT A. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER, #3302  
STATE OF FLORIDA  
IN THE OFFICES OF THE "SURVEYOR"  
233 EAST GATEWAY BOULEVARD  
BOYNTON BEACH, FL 33435  
(561) 732-7877  
LICENSED BUSINESS #7890

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED AND LAYED OUT PROPERTY AND THE INSTRUMENT IS THE OFFICIAL RECORD OF THE SURVEY. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO AND BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY MILES J. RICH AS PRESIDENT OF FREDERICK ISLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF LIMITED LIABILITY COMPANY WHO IS ☐ PERSONALLY KNOWN BY ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO AND BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY MILES J. RICH AS PRESIDENT OF FREDERICK ISLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF LIMITED LIABILITY COMPANY WHO IS ☐ PERSONALLY KNOWN BY ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_  
PRINT NAME  
\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FREDERICK ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_ FREDERICK ISLES HOMEOWNERS ASSOCIATION INC.  
PRINT NAME: \_\_\_\_\_ A FLORIDA CORPORATION, NOT FOR PROFIT  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
MILES J. RICH, PRESIDENT

## TITLE CERTIFICATION:

COUNTY OF PALM BEACH  
STATE OF FLORIDA

I, \_\_\_\_\_, FSO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FREDERICK ISLES, LLC; 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 NOT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_  
\_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

## TABULAR DATA

NAME	SQUARE FEET	ACRES
PLAT	17,253	0.3961
LOT 1	1,765	0.0405
LOT 2	1,738	0.0399
LOT 3	1,738	0.0399
LOT 4	1,738	0.0399
LOT 5	1,738	0.0399
LOT 6	1,765	0.0405
TRACT 'C'	6,771	0.1554

## CITY OF DELRAY BEACH APPROVALS:

THIS PLAT OF FREDERICK ISLES WAS APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D. BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_  
\_\_\_\_\_  
AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
\_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_ PLANNING AND 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 FREDERICK ISLES, AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177.09(1), FLORIDA STATUTES.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
JOHN T. DOUGAN, P.L.S.  
REGISTERED PROFESSIONAL SURVEYOR  
REG. #4409 STATE OF FLORIDA  
AYROW & ASSOCIATES, INC. LB #3300  
50 S.W. 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 REFERENCED MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177.08(1), FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
ROBERT A. BUGGEE, P.L.S.  
REGISTERED PROFESSIONAL SURVEYOR  
REG. #4409 STATE OF FLORIDA, LB#7890  
STATE OF FLORIDA  
BOB BUGGEE, INC. the "SURVEYOR"  
233 EAST GATEWAY BOULEVARD  
BOYNTON BEACH, FL 33435

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD DAY OF \_\_\_\_\_, THIS  
2021, AND DULY RECORDED IN  
PLAT BOOK NO. \_\_\_\_\_ ON  
PAGE \_\_\_\_\_  
JOSEPH ABRUZZO  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_ D.C.

SHEET 1 OF 2

CLERK

0 10 20  
SCALE: 1" = 10'

FREDERICK ISLES HOMEOWNERS ASSOCIATION  
REVIEWING SURVEYOR  
CITY OF DELRAY BEACH  
SURVEYOR

F.E.C.R.R.

DIXIE BLVD

AVE A

FREDERICK RD

LA-MAT AVE

AVE G

FLORIDA BLVD

SITE

TABULAR DATA		
NAME	SQARE FEET	ACRES
PLAT	17,253	0.3961
LOT 1	1,765	0.0405
LOT 2	1,738	0.0399
LOT 3	1,738	0.0399
LOT 4	1,738	0.0399
LOT 5	1,738	0.0399
LOT 6	1,765	0.0405
TRACT 'C'	6,771	0.1554

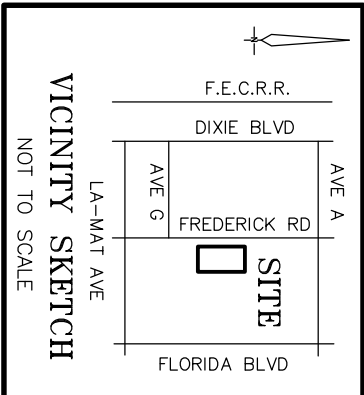
- R = RADIUS
- L = ARC LENGTH
- DB = DEED BOOK
- GUE = GENERAL UTILITY EASEMENT
- LB = LICENSED BUSINESS
- MB B3 = NORTH AMERICAN DATUM 1983
- P.B. = PLAT BOOK
- P.G. = PAGE
- U.E. = UTILITY EASEMENT
- S.E. = SIDEWALK EASEMENT
- I.E. = INGRESS & EGRESS EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 WITH THE 2007 ADJUSTMENT  
ZONE = FLORIDA EAST







THIS INSTRUMENT PREPARED BY:  
ROBERT A. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER, #33020  
STATE OF FLORIDA  
IN THE OFFICE OF the "SURVEYOR"  
233 EAST GATEWAY BOULEVARD  
BOYNTON BEACH, FL 33435  
(561) 733-7877  
LICENSED BUSINESS #7890

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.

-



# Boundary Survey for RICHBUILT CONSTRUCTION

- LEGEND:**
- = FOUND IRON ROD AS NOTED
  - CONC. = CONCRETE
  - U.E. = UTILITY EASEMENT
  - S.E. = SIDEWALK EASEMENT
  - I.E.E. = INGRESS & EGRESS EASEMENT
  -  = WATER METER
  -  = FIRE HYDRANT
  -  = ELECTRIC UTILITY
  -  = SEWER MANHOLE
  -  = GATE VALVE
  -  = SPOT ELEVATION

**FLOOD ZONE**

CITY OF DELRAY BEACH: 125102  
PANEL NUMBER: 125102 0987  
EFFECTIVE DATE: 10-05-17

## PROPERTY ADDRESS

2021 FREDERICK ROAD  
DELRAY BEACH, FL 33483

## LEGAL DESCRIPTION

LOTS 20, 21, 22, 23, 24 AND 25, BLOCK 35, DEL-RATON PARK,  
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK  
14, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

### SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT #913680 A 1, DATED JULY 15, 2020, AT 11:0 P.M. AND ALL PLOTTABLE EXCEPTIONS AND EASEMENTS ARE SHOWN HEREON.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK, NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

**CERTIFIED TO:**

FREDRICK ISLES, LLC

GREENSPOON MARDER, LLP

PACIFIC NATIONAL BANK,

AS THEIR INTEREST MAY APPEAR  
THEIR SUCCESSORS AND/OR ASSIGNS

BRUCE ROSENWATER, ESQ

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

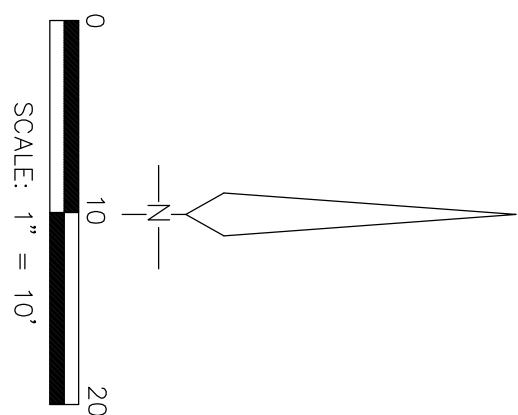
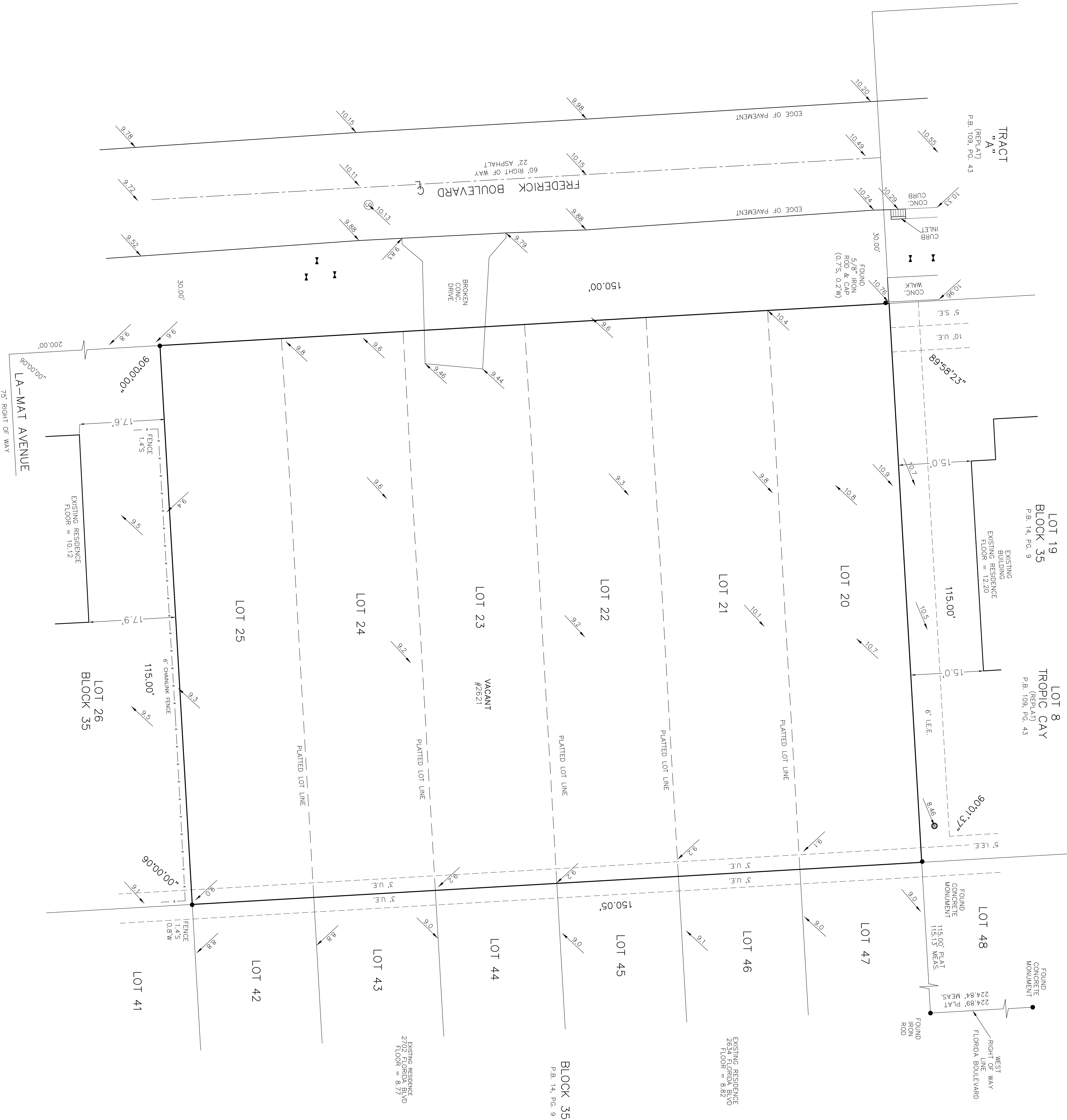
## CERTIFICATION

HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Handwritten signature]*

ROBERT A. BOGGE, FLORIDA LAND SURVEYOR #33302  
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA

WG # 0703620



PREPARED BY:  
Bob Buggee, Inc.  
the "SURVEYOR"

BOYNTON BEACH, FLORIDA, 33424  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877