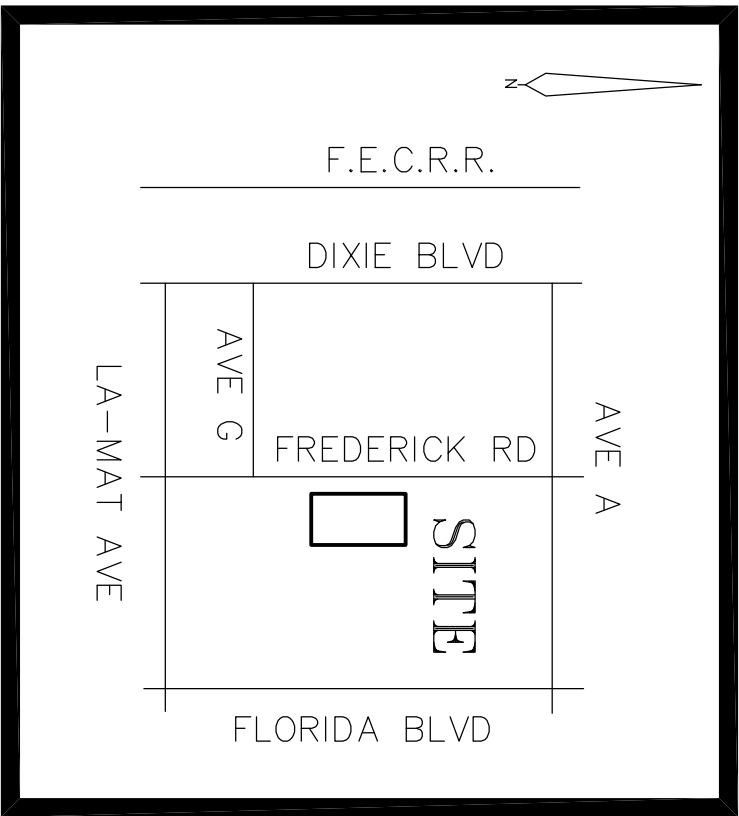


FREDERICK ISLES

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, IS SHOWN HEREON, ARE HEREBY RESERVED TO THE FREDERICK ISLES HOMEOWNERS ASSOCIATION, 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 LICENSED PROFESSIONAL SURVEYOR AND MAPPER, AND THE INSTRUMENT IS NOT TO BE CONSIDERED A SUBSTITUTE FOR THE ORIGINAL INSTRUMENT. THE INSTRUMENT IS THE ONLY 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 THIS COUNTY.

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 BY _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

(SEAL)

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: _____ BY: _____
PRINT NAME: _____ MILES J. RICH, PRESIDENT
PRINT NAME: _____

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 OPERATION 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 BOUNDARIES 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

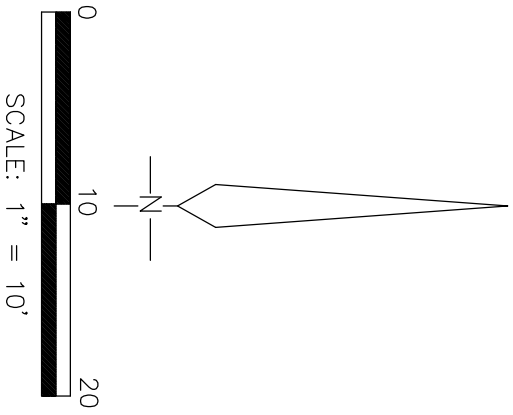
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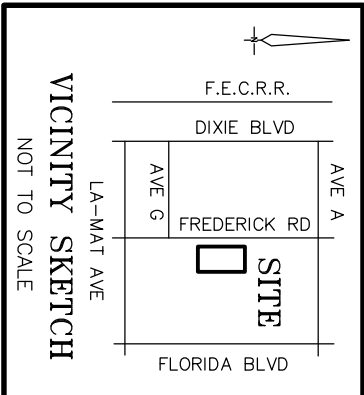
- R = RADIUS
- L = ARC LENGTH
- DB = DEED BOOK
- GUE = GENERAL UTILITY EASEMENT
- LB = LICENSED BUSINESS
- MB B3 = NORTH AMERICAN DATUM 1983
- PB = PLAT BOOK
- PG = PAGE
- UE = UTILITY EASEMENT
- SE = SIDEWALK EASEMENT
- IEE = INGRESS & EGRESS EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR

COORDINATES SHOW ARE GRID
 DATUM = NAD 83 WITH THE 2007 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000469
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 N = 765877.889 DENOTES STATE PLANE COORDINATES
 E = 962800.289

SURVEY NOTES:

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





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

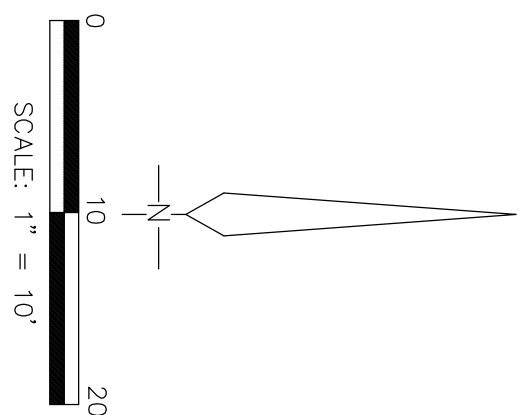
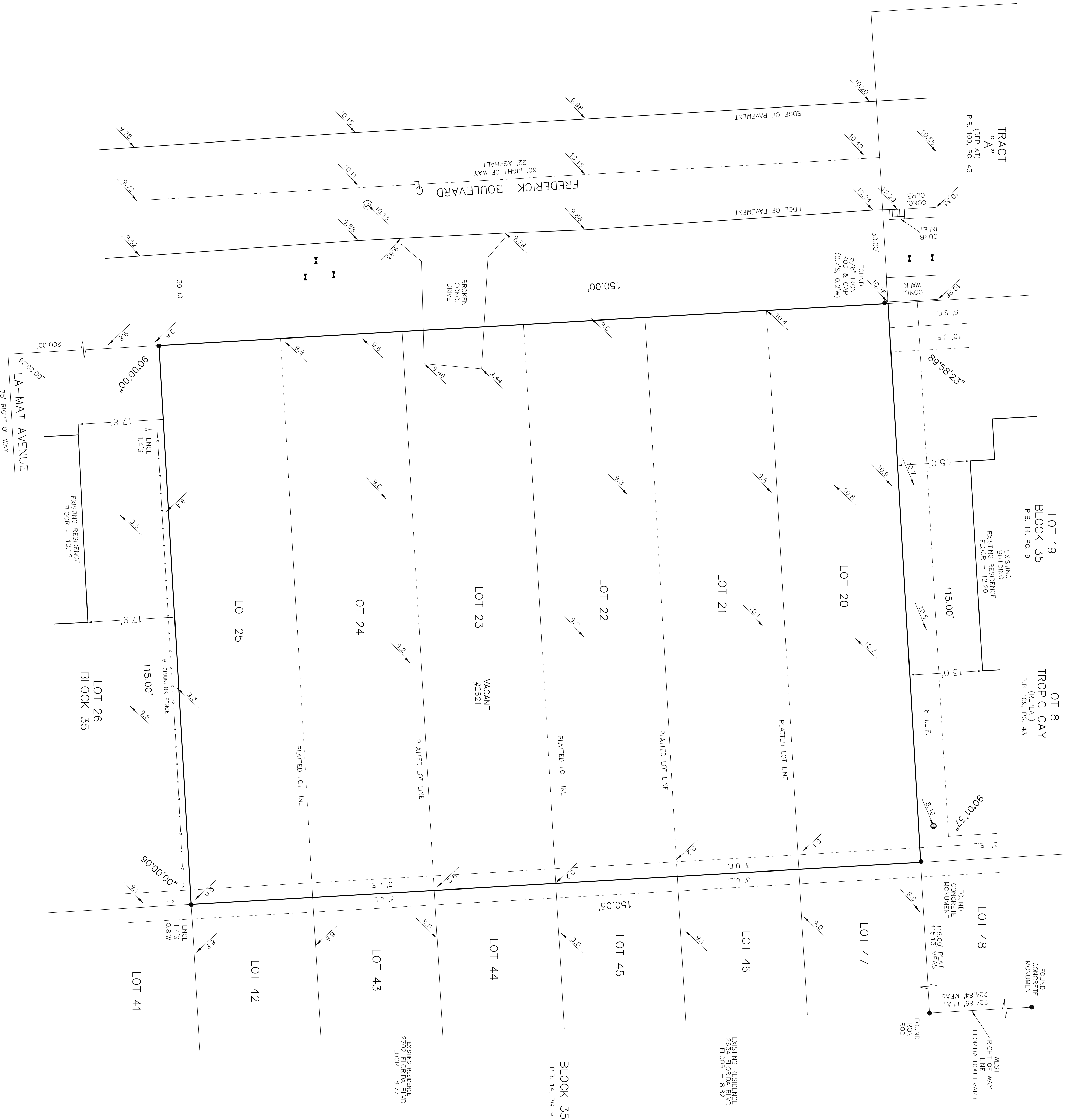
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CERTIFICATION

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

Y: _____
ROBERT A. BILCOTT, FLORIDA JUDGE

ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 07/15/20
WG # 0703620



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

BOYNTON BEACH, FLORIDA, 33424
SURVEY & MAPPING BUSINESS #78900
561-732-7877

REVISED TEXT - 2/1/21
REVISED CERTS - 1/14/21