

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT; AND ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, OWNERS OF THE LANDS SHOWN HEREON AS ATLANTIC GROVE PLAT NO. 2, BEING A REPLAT OF LOTS 16 THROUGH 21, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A PORTION OF THE ALLEY IN BLOCK 36, TOWN OF LINTON (NOW DELRAY BEACH) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A PORTION OF LOT 2, MT. OLIVE BAPTIST CHURCH PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A PORTION OF THE ALLEY IN BLOCK 28, TOWN OF LINTON (NOW DELRAY BEACH) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND A PORTION OF TRACT "R - 2", ATLANTIC GROVE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGES 55 THROUGH 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

LOTS 16 THROUGH 21, INCLUSIVE, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE WEST HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 36, MAP OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING EAST OF AND ADJACENT TO LOTS 16 THROUGH 21, INCLUSIVE, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF TRACT "R - 2", ATLANTIC GROVE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGES 55 THROUGH 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35, SAID PLAT OF ATLANTIC GROVE;

THENCE NORTH 01°31'28" WEST ALONG THE EAST LINE OF SAID LOT 35, A DISTANCE OF 21.74 FEET;

THENCE NORTH 88°28'32" EAST, A DISTANCE OF 72.07 FEET;

THENCE SOUTH 01°31'28" EAST, A DISTANCE OF 22.81 FEET TO A SOUTH LINE OF SAID TRACT "R - 2";

THENCE SOUTH 89°19'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PORTION OF TRACT "R - 2", ATLANTIC GROVE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGES 55 THROUGH 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 36, SAID PLAT OF ATLANTIC GROVE;

THENCE NORTH 89°19'36" EAST ALONG A NORTH LINE OF SAID PARCEL "R - 2", A DISTANCE OF 95.59 FEET TO THE WEST LINE OF TRACT "R - 1", SAID PLAT OF ATLANTIC GROVE;

THENCE SOUTH 01°31'19" EAST ALONG THE WEST LINE OF SAID TRACT "R - 1" AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 27.27 FEET TO A SOUTH LINE OF SAID TRACT "R - 2";

THENCE SOUTH 88°28'32" WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 95.58 FEET TO THE EAST LINE OF SAID LOT 36;

THENCE NORTH 01°31'28" WEST ALONG THE SAID EAST LINE, A DISTANCE OF 28.69 FEET TO THE POINT OF BEGINNING.

LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 25,826 SQUARE FEET, MORE OR LESS.

AND PARCEL 2

A PARCEL OF LAND SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, FLORIDA, PALM BEACH COUNTY FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH 66.72 FEET OF LOT 2 OF THE PLAT OF MT. OLIVE BAPTIST CHURCH PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE PORTION OF THE NORTH HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID STRIP LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF TRACT "C-2" OF ATLANTIC GROVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE EAST HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING SOUTH OF A LINE 66.72 FEET NORTH OF THE SOUTH LINE OF LOT 2 OF THE PLAT OF MT. OLIVE BAPTIST CHURCH PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 10,724 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS ATLANTIC GROVE PLAT NO. 2, AND FURTHER DEDICATES AS FOLLOWS:

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS.

THE CIVIC OPEN SPACE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR CULTURAL EXHIBIT.

TRACT P, AS SHOWN HEREON, IS HEREBY RESERVED TO ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY RESPONSE, INGRESS, EGRESS, PARKING, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT R-3, AS SHOWN HEREON, IS HEREBY RESERVED TO ATLANTIC GROVE TOWNHOME ASSOCIATION, INC, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY RESPONSE, INGRESS, EGRESS, PARKING, ROOF AND BALCONY OVERHANGS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACTS OS-1, OS-2, OS-3 AND OS-4 ARE HEREBY RESERVED TO ATLANTIC GROVE TOWNHOME ASSOCIATION, INC, A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATION PURPOSES, DRAINAGE, IRRIGATION, LANDSCAPING AND ROOF AND BALCONY OVERHANGS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

SIDEWALKS CONSTRUCTED WITHIN TRACT OS-2 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

LOTS 56 TO 69 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL PREVIOUS PLATS OF THE LAND PLATTED HEREON ARE CANCELLED AND SUPERSEDED.

ATLANTIC GROVE PLAT NO. 2

BEING A REPLAT OF LOTS 16 THROUGH 21, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, PLAT BOOK 5, PAGE 38

AND A PORTION OF THE ALLEY IN BLOCK 36, TOWN OF LINTON, PLAT BOOK 1, PAGE 3

AND A PORTION OF TRACT "R - 2", ATLANTIC GROVE, PLAT BOOK 96, PAGES 55 THROUGH 58

AND A PORTION OF LOT 2, MT. OLIVE BAPTIST CHURCH PROPERTY, PLAT BOOK 69, PAGE 20

AND A PORTION OF THE ALLEY IN BLOCK 28, TOWN OF LINTON, PLAT BOOK 1, PAGE 3

ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ... PHYSICAL PRESENCE OR ... ONLINE NOTARIZATION, THIS ... DAY OF ..., 202 ... BY KEVIN E. RICKARD AS PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, A FLORIDA CORPORATION, MANAGER OF ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., WHO IS ... PERSONALLY KNOWN TO ME, OR HAS PRODUCED ... (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ... PHYSICAL PRESENCE OR ... ONLINE NOTARIZATION, THIS ... DAY OF ..., 202 ... BY ERIK MINTZ AS PRESIDENT OF ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS ... PERSONALLY KNOWN TO ME, OR HAS PRODUCED ... (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ... PHYSICAL PRESENCE OR ... ONLINE NOTARIZATION, THIS ... DAY OF ..., 202 ... BY MICHAEL CARUSO AS PRESIDENT OF ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS ... PERSONALLY KNOWN TO ME, OR HAS PRODUCED ... (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

TITLE CERTIFICATION

I, JONATHAN S. MARCUS, ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT AND ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT; THAT CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO 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.

DATED: _____

BY: JONATHAN S. MARCUS
ATTORNEY AT LAW
FLORIDA BAR NO. _____

ATLANTIC GROVE
PARTNERS, L.L.C.

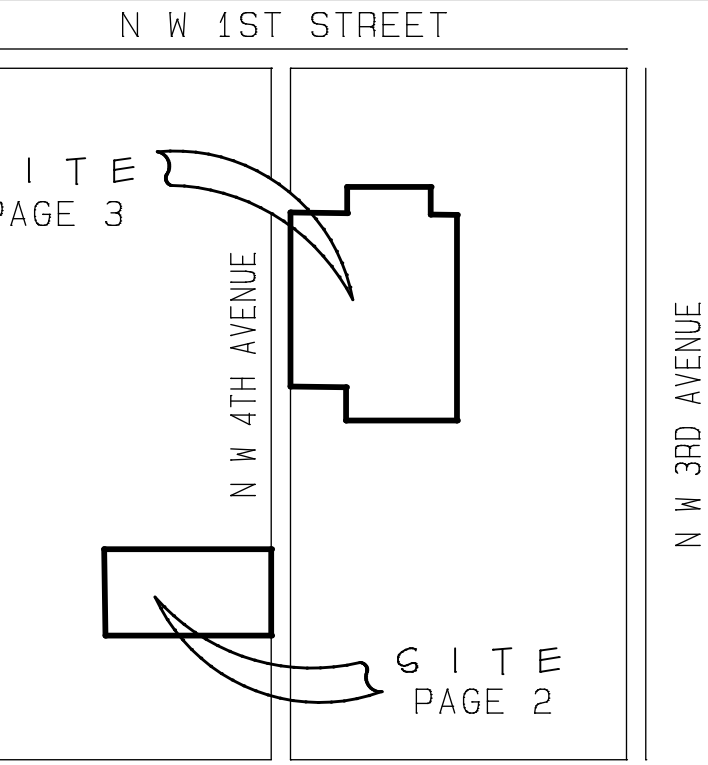
ATLANTIC GROVE TOWNHOME
ASSOCIATION, INC.

ATLANTIC GROVE CONDOMINIUM
ASSOCIATION, INC.

CITY OF
DELRAY BEACH

REVIEWING SURVEYOR

SURVEYOR



ATLANTIC AVENUE
LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
THIS _____
DAY OF _____, 202 ...
AND DULY RECORDED IN PLAT BOOK _____
PAGES _____ THROUGH _____

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____ D. C.

CITY OF DELRAY BEACH

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS
CITY OF DELRAY BEACH, FLORIDA, A MUNICIPAL CORPORATION

THIS PLAT OF ATLANTIC GROVE PLAT NO. 2, AS APPROVED ON THE _____ DAY OF _____ 202 ... BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR _____ ATTEST: _____
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

DIRECTOR OF PLANNING AND ZONING _____ CHAIRPERSON
PLANNING AND ZONING BOARD

CITY ENGINEER

REVIEWING SURVEYOR'S STATEMENT

IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OF FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

DATE: _____ BY: DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5888

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, AND THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET; AND, FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

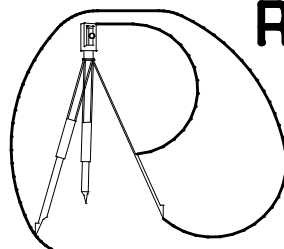
DATE: _____ BY: RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 01°31'28" WEST ALONG THE EAST RIGHT OF WAY LINE OF S.W. 4TH AVENUE.
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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 THIS COUNTY.

ATLANTIC GROVE PLAT NO. 2

THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 5239
IN AND FOR THE OFFICE OF:



RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey1@gmail.com
4902 FOREST DALE DRIVE
LAKE WORTH, FL 33449
(561) 536-8191

5700P1
PROJECT NUMBER
5700

SHEET
1 OF 3

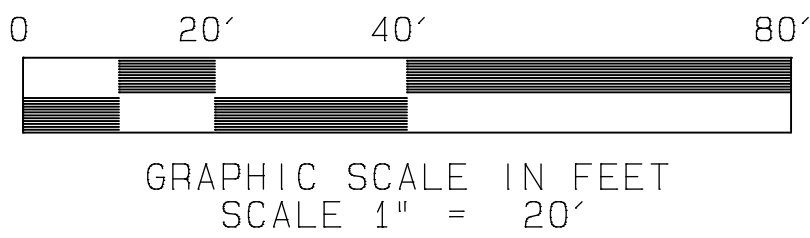
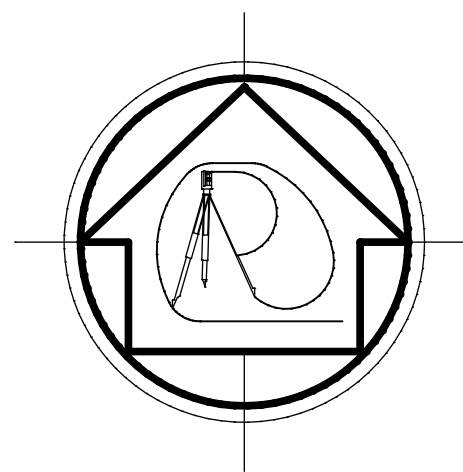
ATLANTIC GROVE PLAT NO. 2

BEING A REPLAT OF
LOTS 16 THROUGH 21, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY,
PLAT BOOK 5, PAGE 38

AND
A PORTION OF THE ALLEY IN BLOCK 36, TOWN OF LINTON, PLAT BOOK 1, PAGE 3
AND
A PORTION OF TRACT "R - 2", ATLANTIC GROVE, PLAT BOOK 96, PAGES 55 THROUGH 58
AND
A PORTION OF LOT 2, MT. OLIVE BAPTIST CHURCH PROPERTY, PLAT BOOK 69, PAGE 20
AND
A PORTION OF THE ALLEY IN BLOCK 28, TOWN OF LINTON, PLAT BOOK 1, PAGE 3

ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



LEGEND

⊕ - CENTERLINE

■ - PERMANENT REFERENCE MONUMENT

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

ATLANTIC GROVE TOWNHOME 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 THE SAME AS
STATED HEREON, DATED THIS _____ DAY OF _____, 202 .

WITNESS: _____ BY: _____
ATLANTIC GROVE TOWNHOME
ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT
ERIK MINTZ, PRESIDENT
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF -- PHYSICAL
PRESENCE OR -- ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202 .
BY ERIK MINTZ AS PRESIDENT OF ATLANTIC GROVE TOWNHOME ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS -- PERSONALLY KNOWN TO ME, OR HAS
PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____
(PRINTED NAME) - NOTARY PUBLIC
(SEAL)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

ATLANTIC GROVE CONDOMINIUM 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 THE
SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 202 .

WITNESS: _____ BY: _____
ATLANTIC GROVE CONDOMINIUM
ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT
MICHAEL CARUSO, PRESIDENT
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF -- PHYSICAL
PRESENCE OR -- ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20
BY MICHAEL CARUSO, AS PRESIDENT OF ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS -- PERSONALLY KNOWN TO ME, OR HAS
PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____
(PRINTED NAME) - NOTARY PUBLIC
(SEAL)

ATLANTIC GROVE CONDOMINIUM
ORB 17071, PAGE 861
TRACT "C - 2"
ATLANTIC GROVE
PLAT BOOK 96, PAGES 55 - 58

NORTH 50'
LOT 5, BLOCK 28
TOWN OF LINTON
PLAT BOOK 1, PAGE 3

REMAINDER OF LOT 2
MT. OLIVE BAPTIST CHURCH PROPERTY
PLAT BOOK 69, PAGE 20

N89°20'40"E 143.52'
TRACT P
S89°20'40"W 143.54'

12' GENERAL UTILITY EASEMENT

TRACT "C - 2"
ATLANTIC GROVE
PLAT BOOK 96, PAGES 55 - 58
ATLANTIC GROVE CONDOMINIUM
ORB 17071, PAGE 861

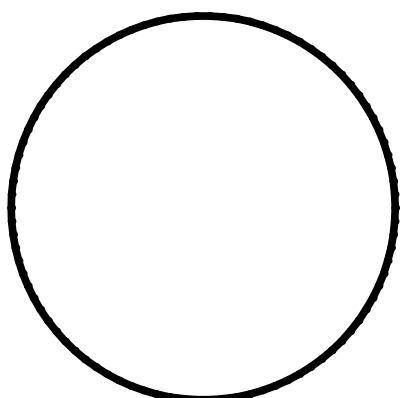
S01°31'28"E 74.73'

N. W. 4TH AVENUE

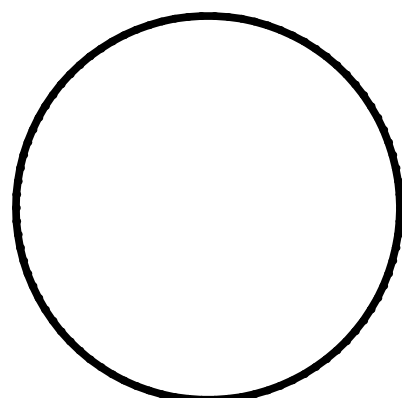
LARSON AVE PER PB 1, PG 3 ASPHALT PAVEMENT

25.0' 25.0'

ATLANTIC GROVE TOWNHOME
ASSOCIATION, INC.

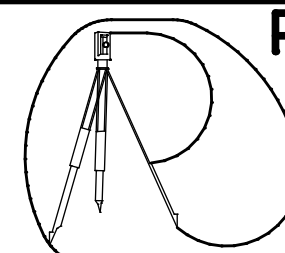


ATLANTIC GROVE CONDOMINIUM
ASSOCIATION, INC.



ATLANTIC GROVE PLAT NO. 2

THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 5239
IN AND FOR THE OFFICE OF:

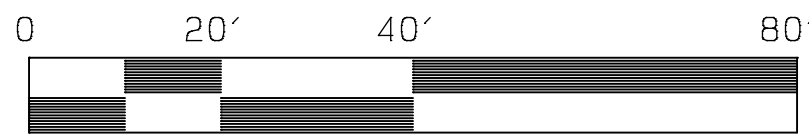
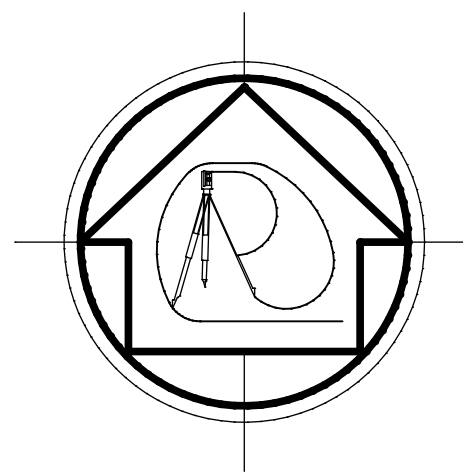


RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey1@gmail.com
4902 FOREST DALE DRIVE
LAKE WORTH, FL 33449
(561) 536-8191

5700P2
PROJECT NUMBER
5700

**SHEET
2 OF 3**

ATLANTIC GROVE PLAT NO. 2



GRAPHIC SCALE IN FEET
SCALE 1" = 20'

LEGEND

⊕ - CENTERLINE

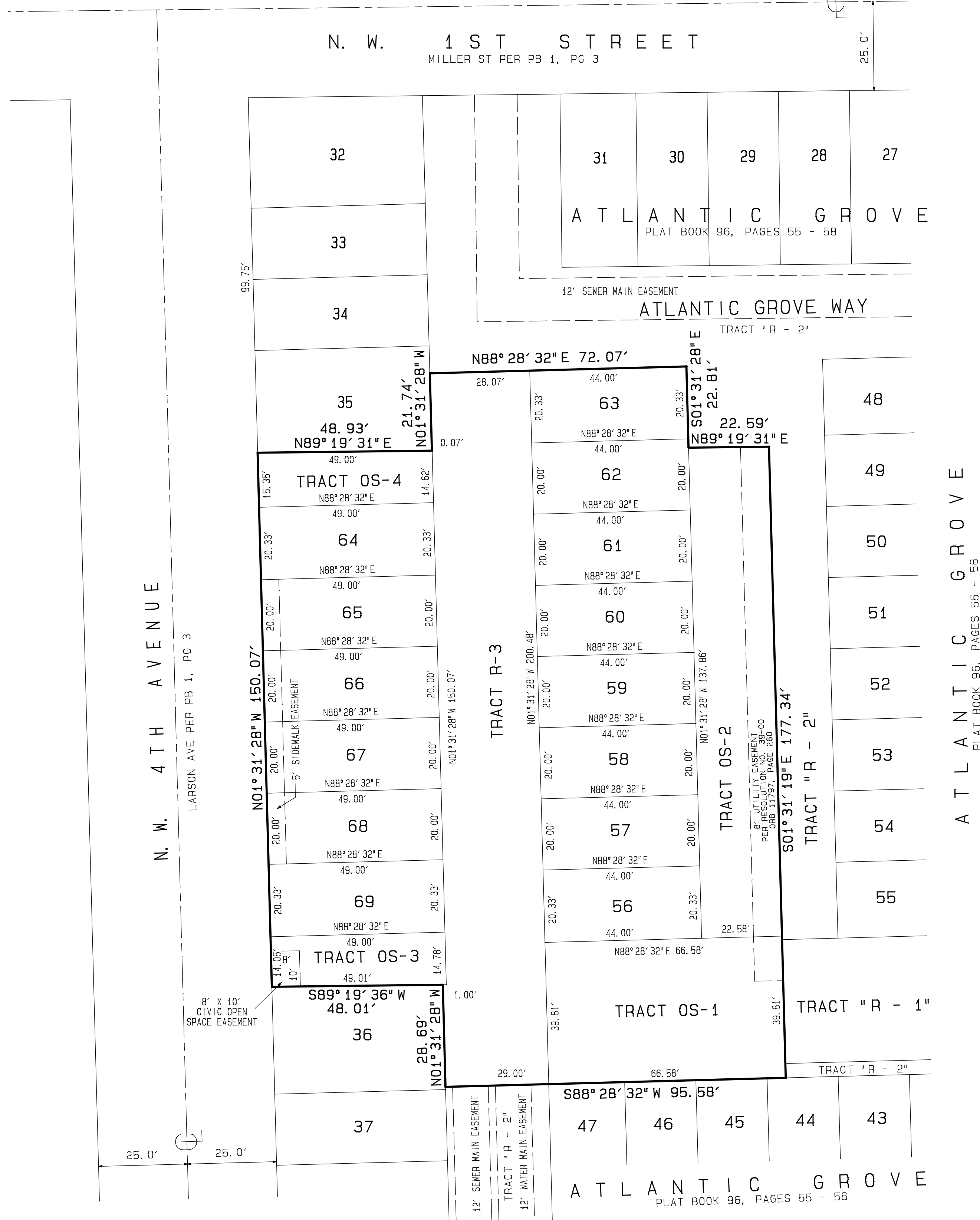
■ - PERMANENT REFERENCE MONUMENT

BEING A REPLAT OF
LOTS 16 THROUGH 21, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY,
PLAT BOOK 5, PAGE 38

AND
A PORTION OF THE ALLEY IN BLOCK 36, TOWN OF LINTON, PLAT BOOK 1, PAGE 3
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A PORTION OF TRACT "R - 2", ATLANTIC GROVE, PLAT BOOK 96, PAGES 55 THROUGH 58
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A PORTION OF LOT 2, MT. OLIVE BAPTIST CHURCH PROPERTY, PLAT BOOK 69, PAGE 20
AND
A PORTION OF THE ALLEY IN BLOCK 28, TOWN OF LINTON, PLAT BOOK 1, PAGE 3

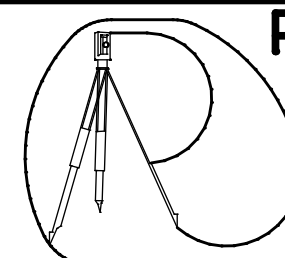
ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



ATLANTIC GROVE PLAT NO. 2

THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 5239
IN AND FOR THE OFFICE OF:



RICHARD H. SMITH, INC.
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FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey1@gmail.com
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5700P2
PROJECT NUMBER
5700

SHEET
3 OF 3