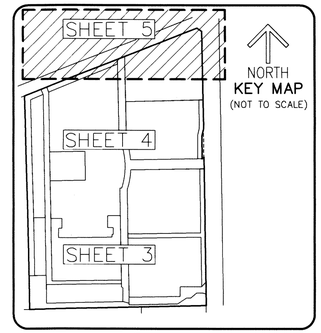
PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, 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 & 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.



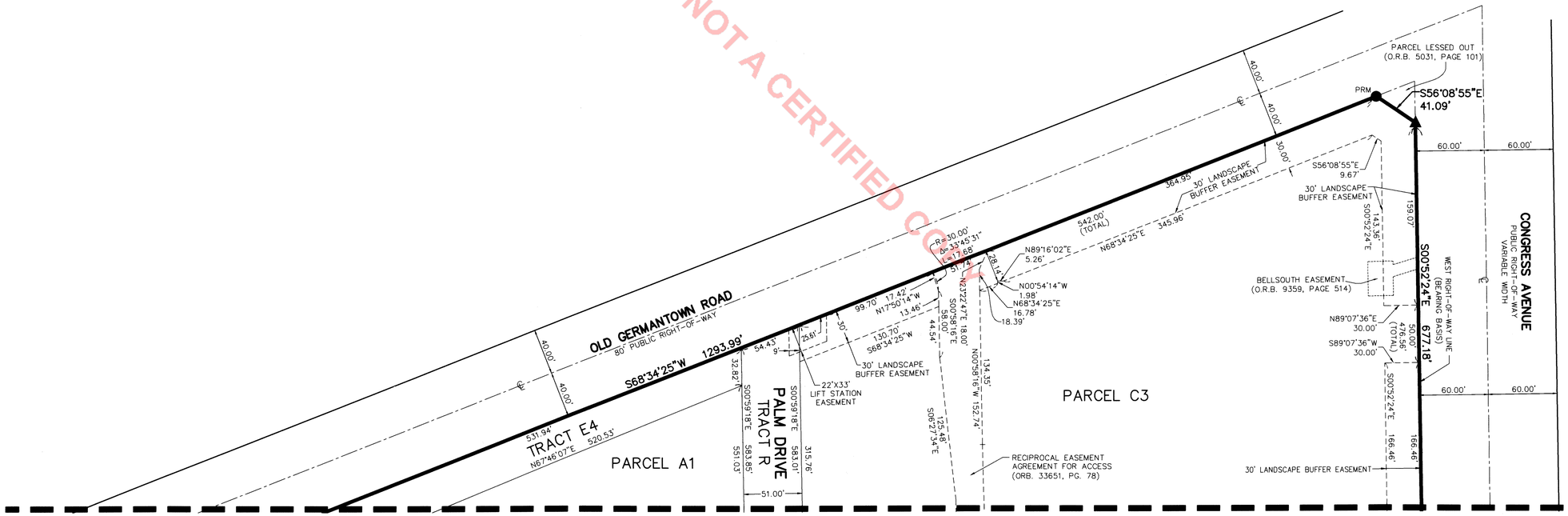
88

SHEET 5 OF 5

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FEET

LEGEND/ABBREVIATIONS
℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
L – ARC LENGTH
LB – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORD BOOK
R – RADIUS
SQ FT – SQUARE FEET
FPL – FLORIDA POWER & LIGHT
N – NORTH
E – EAST
W – WEST
● PRM – DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "C&W PRM LB 3591", UNLESS OTHERWISE NOTED
▲ PRM – DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "C&W PRM LB3591"



MATCHLINE SEE SHEET 4 OF 5

NOT A CERTIFIED COPY

SURVEY NOTES:

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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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.
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. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.00°52'24"E. ALONG THE WEST RIGHT–OF–WAY LINE OF CONGRESS AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

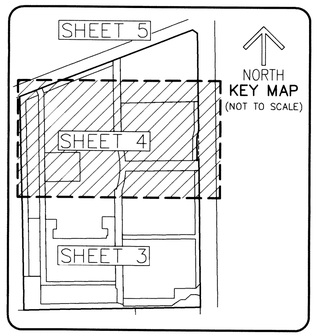
THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

"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.

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FEET

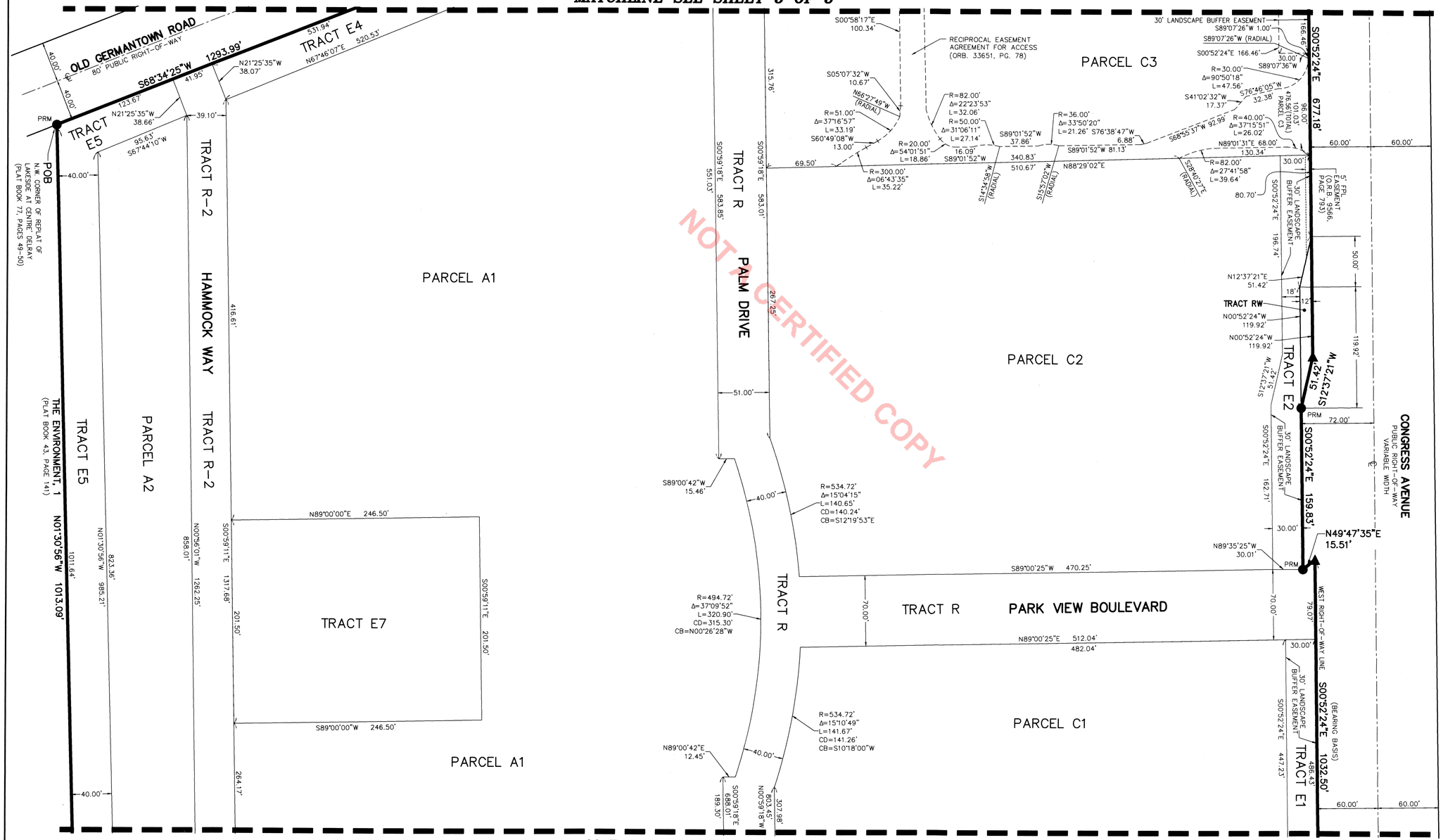
LEGEND/ABBREVIATIONS
- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- O.R.B. – OFFICIAL RECORD BOOK
- R – RADIUS
- SQ FT – SQUARE FEET
- FPL – FLORIDA POWER & LIGHT
- N – NORTH
- E – EAST
- W – WEST
- ● PRM – DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "C&W PRM LB 3591", UNLESS OTHERWISE NOTED
- ▲ PRM – DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "C&W PRM LB3591"



87

SHEET 4 OF 5

MATCHLINE SEE SHEET 5 OF 5



NOT A CERTIFIED COPY

MATCHLINE SEE SHEET 3 OF 5

SURVEY NOTES:
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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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.
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. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.00°52'24"E. ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, 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 & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

85

TABULAR DATA		
PARCEL #	SQUARE FEET	ACRES
PARCEL A1	479535	11.0086
PARCEL A2	71447	1.6402
PARCEL B1	199201	4.5730
PARCEL B2	67780	1.5560
PARCEL B3	165714	3.8043
PARCEL B4	32148	0.7380
PARCEL C1	225206	5.1700
PARCEL C2	203132	4.6633
PARCEL C3	223487	5.1306
TRACT E1	37596	0.8631
TRACT E2	10902	0.2503
TRACT E3	37130	0.9241
TRACT E4	18086	0.4152
TRACT E5	53984	1.2393
TRACT E6	28014	0.6431
TRACT E7	49670	1.1403
TRACT R	118744	2.7260
TRACT R–1	34045	0.7098
TRACT R–2	66235	1.5205
TRACT RW	1440	0.0331
TRACT RW1	1854	0.0426
TOTAL	**2125350**	**48.7913**

"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.

MORTGAGEE'S CONSENT:

STATE OF Florida)
COUNTY OF Palm Beach)

THE UNDERSIGNED, BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 31329, AT PAGE 1406 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF June, 2022.

WITNESS: [signature]
PRINT NAME: Jill Godfrey
WITNESS: [signature]
PRINT NAME: Michelle DeRosa

BANK OF AMERICA, N.A.
A NATIONAL BANKING ASSOCIATION
BY: [signature]
PRINT NAME: Joseph Silk
TITLE: Senior Vice President

ACKNOWLEDGEMENT:

STATE OF Florida)
COUNTY OF Palm Beach)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 14 DAY OF June, 2022, BY Joseph Silk AS Senior Vice President FOR BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANK, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED FL drivers license AS IDENTIFICATION.

Gail Case
Comm.: HH 142859
Expires: June 15, 2025
Notary Public - State of Florida
(SEAL)

[signature]
NOTARY PUBLIC
GAIL CASE
PRINT NAME

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF MIAMI–DADE)

THE CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF June, 2022.

CENTERPOINTE DELRAY OWNER'S ASSOCIATION, INC.
A FLORIDA CORPORATION NOT–FOR–PROFIT

WITNESS: [signature]
PRINT NAME Martin Aranzabe
WITNESS: [signature]
PRINT NAME Elianne Klein

BY: [signature]
INIGO ARDID
PRESIDENT

NOT A CERTIFIED COPY

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI–DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 10th DAY OF June, 2022, BY INIGO ARDID AS THE PRESIDENT OF THE CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, ON BEHALF OF THE NOT–FOR–PROFIT CORPORATION, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Ivonne Alfonso
Comm.: HH 244803
Expires: April 22, 2026
Notary Public - State of Florida
(SEAL)

[signature]
NOTARY PUBLIC
Ivonne Alfonso
PRINT NAME

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, MICHELLE DEROSA, 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 CENTERPOINTE DELRAY HOLDINGS, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, PARCEL B CONGRESS DELRAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 14, 2022

[signature]
MICHELLE DEROSA
ATTORNEY AT LAW
LICENSED IN FLORIDA

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 PARKS AT DELRAY, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: 6/14/2022

[signature]
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #4409
STATE OF FLORIDA
AVIROM & ASSOCIATES, INC., LB #3300
50 SW 2ND AVE., 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 REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 6-14-2022

[signature]
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL 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

REVIEWING SURVEYOR

SURVEYOR
DAVID P. LINDLEY CERTIFICATE No. 5005 STATE OF FLORIDA REGISTERED LAND SURVEYOR

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

PARKS AT DELRAY

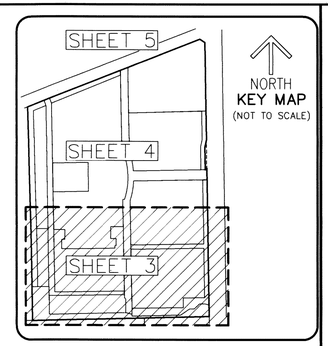
BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

"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.

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FEET

LEGEND/ABBREVIATIONS
℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
L – ARC LENGTH
LB – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORD BOOK
R – RADIUS
SQ FT – SQUARE FEET
FPL – FLORIDA POWER & LIGHT
N – NORTH
E – EAST
W – WEST
● PRM – DENOTES PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "C&W PRM LB 3591", UNLESS OTHERWISE NOTED
▲ PRM – DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISK STAMPED "C&W PRM LB3591"



86

SHEET 3 OF 5

MATCHLINE SEE SHEET 4 OF 5

PARCEL A1
PARCEL A2
PARCEL B1
PARCEL B2
PARCEL B3
PARCEL B4
PARCEL C1
TRACT E1
TRACT E3
TRACT E5
TRACT E6
TRACT R-1
TRACT R-2
HAMMOCK WAY
PALM DRIVE
GROVE TRAIL
COCOPLUM CIRCLE
CONGRESS AVENUE
PUBLIC RIGHT-OF-WAY
VARIABLE WIDTH
THE ENVIRONMENT, 1
(PLAT BOOK 43, PAGE 141)
SABAL PINE SOUTH PHASE 2
(PLAT BOOK 39, PAGE 189)
UNPLATTED
PORTION OF SECTION 46-43

FOUND BRASS DISK MONUMENT W 1/4 CORNER SECTION 30-46-43 N: 763710.516 E: 948857.843

FOUND BRASS DISK MONUMENT E 1/4 CORNER SECTION 30-46-43 N: 763835.343 E: 954272.999

WEST RIGHT-OF-WAY LINE (BEARING BASIS) S00°52'24"E 1032.50'

10' FPL EASEMENT (O.R.B. 9487, PAGE 1902) (O.R.B. 9566, PAGE 800)

40' DRAINAGE EASEMENT (O.R.B. 1778, PAGE 444)

20' MAINTENANCE EASEMENT (O.R.B. 3110, PAGE 1974)

30' LANDSCAPE BUFFER EASEMENT

15' DRAINAGE EASEMENT (O.R.B. 33753, PAGE 1791)

TRACT RW1

1.5' TIE TO DRAINAGE EASEMENT

ROADWAY EASEMENT

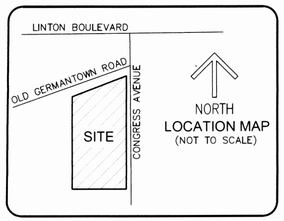
NOT A CERTIFIED COPY

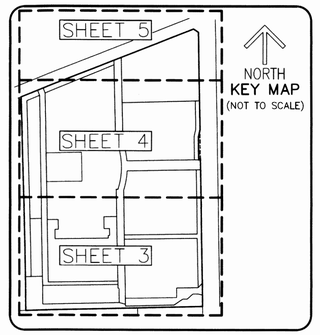
SURVEY NOTES:
1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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.
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. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.00°52'24"E. ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

CFN 20220374490 PL BK 134 PG 84

PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND
A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND
A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND
A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.





84

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:15 A.M.
THIS 9 DAY OF Sept
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 84 THROUGH 88

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

SHEET 1 OF 5

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN ON THIS PLAT OF PARKS AT DELRAY, BEING A PORTION OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 166, AND ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, AND ALL OF CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND ALL OF REPLAT OF THE TERRACES AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 PAGE 51, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID REPLAT OF LAKESIDE AT CENTRE' DELRAY; THENCE N.68°34'25"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLD GERMANTOWN ROAD, AN 80' WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 1,293.99 FEET; THENCE S.56°08'55"E., A DISTANCE OF 41.09 FEET; THENCE S.00°52'24"E., A DISTANCE OF 677.24 FEET; THENCE S.12°37'21"W., A DISTANCE OF 51.42 FEET; THENCE S.00°52'24"E., A DISTANCE OF 159.83 FEET; THENCE N.49°47'35"E., A DISTANCE OF 15.51 FEET; THENCE S.00°52'24"E., A DISTANCE OF 1,032.50 FEET, THE PREVIOUS SIX (6) COURSES AND DISTANCES ARE ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE S.88°37'42"W. ALONG THE SOUTH LINE OF SAID CATALFUMO P.O.C. PLAT, A DISTANCE OF 1,234.38 FEET; THENCE N.00°50'17"W ALONG THE EAST LINE OF THE ENVIRONMENT, 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 141 OF SAID PUBLIC RECORDS, A DISTANCE OF 476.52 FEET; THENCE N.01°30'55"W. CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1,013.09 FEET TO THE POINT OF BEGINNING.

LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 2,125,350 SQUARE FEET, OR 48.7913 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 30, 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 PARKS AT DELRAY AND FURTHER DEDICATES AS FOLLOWS:

1. PARCELS A1 AND A2
PARCELS A1 AND A2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. PARCELS B1, B2, B3 AND B4
PARCELS B1, B2, B3 AND B4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

3. PARCEL C1
PARCEL C1, AS SHOWN HEREON, IS HEREBY RESERVED FOR 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

4. PARCEL C2
PARCEL C2, AS SHOWN HEREON, IS HEREBY RESERVED FOR 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY,ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

5. PARCEL C3
PARCEL C3, AS SHOWN HEREON, IS HEREBY RESERVED FOR 1690 SOUTH CONGRESS BUILDING, LLC, A DELWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

6. PRIVATE CROSS ACCESS TRACTS AND PUBLIC SIDEWALK EASEMENT
TRACTS R, R-1 AND R-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE CROSS ACCESS TRACTS FOR PRIVATE CROSS ACCESS PURPOSES, SHARED PARKING, PUBLIC SIDEWALK INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION INCLUDING UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

7. OPEN SPACE TRACTS
TRACTS E1, E2, E3, E4, E5, E6 AND E7, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFERS, OPEN SPACE, PUBLIC SIDEWALK INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

8. ADDITIONAL RIGHT-OF-WAY
TRACTS RW AND RW1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

9. ALONG WITH THE FOLLOWING EASEMENTS:
THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR SANITARY SEWER PURPOSES.

THE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY, CROSS ACCESS, INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION INCLUDING UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFERS, ACCESS, OPEN SPACE AND DRAINAGE PURPOSES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLATS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991

IN WITNESS WHEREOF, THE ABOVE-NAMED CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 10th DAY OF June, 2022.

CENTERPOINTE DELRAY HOLDINGS LLLP,
A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: _____
PRINT NAME Elianne Klein
WITNESS: _____
PRINT NAME Tim Sanders

BY: _____
ARNAUD KARSENTI
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 10th DAY OF June, 2022, BY ARNAUD KARSENTI AS AUTHORIZED SIGNATORY OF CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Marita Cuevas
Comm. # GG939778
Expires: Feb. 16, 2024
Bonded Thru Aaron Notary
(SEAL)

NOTARY PUBLIC
_____
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, FORMERLY PARCEL B CONGRESS DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 10th DAY OF June, 2022.

PARCEL B CONGRESS DELRAY, LLLP,
A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA,
FORMERLY PARCEL B CONGRESS DELRAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME Elianne Klein
WITNESS: _____
PRINT NAME Tim Sanders

BY: _____
ARNAUD KARSENTI
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 10th DAY OF June, 2022, BY ARNAUD KARSENTI AS AUTHORIZED SIGNATORY OF PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, FORMERLY PARCEL B CONGRESS DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Marita Cuevas
Comm. # GG939778
Expires: Feb. 16, 2024
Bonded Thru Aaron Notary
(SEAL)

NOTARY PUBLIC
_____
PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF June, 2022.

107 S. CONGRESS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME Karen Vermilya
WITNESS: _____
PRINT NAME Karen Zolnierek

BY: _____
WILLIAM H. MILMOE
MANAGER

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 13 DAY OF June, 2022, BY WILLIAM H. MILMOE AS THE MANAGER OF 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MARITZA F. BENITEZ
MY COMMISSION EXPIRES
NOVEMBER 2, 2024
#H 045444
Bonded thru
NOTARY PUBLIC UNDERWRITERS
NOTARY PUBLIC STATE OF FLORIDA
(SEAL)

NOTARY PUBLIC
Maritza F. Benitez
PRINT NAME
MY COMMISSION EXPIRES: Nov. 2, 2024
COMMISSION NUMBER: HH 045444

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF June, 2022.

107C2, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME Karen Vermilya
WITNESS: _____
PRINT NAME Karen Zolnierek

BY: _____
WILLIAM H. MILMOE
MANAGER

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 13 DAY OF June, 2022, BY WILLIAM H. MILMOE AS MANAGER OF 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MARITZA F. BENITEZ
MY COMMISSION EXPIRES
NOVEMBER 2, 2024
#H 045444
Bonded thru
NOTARY PUBLIC UNDERWRITERS
NOTARY PUBLIC STATE OF FLORIDA
(SEAL)

NOTARY PUBLIC
Maritza F. Benitez
PRINT NAME
MY COMMISSION EXPIRES: Nov. 2, 2024
COMMISSION NUMBER: HH 045444

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF June, 2022.

1690 SOUTH CONGRESS BUILDING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: _____
PRINT NAME Karen Vermilya
WITNESS: _____
PRINT NAME Karen Zolnierek

BY: _____
WILLIAM H. MILMOE
MANAGER

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 13 DAY OF June, 2022, BY WILLIAM H. MILMOE AS THE MANAGER OF 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ✓ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MARITZA F. BENITEZ
MY COMMISSION EXPIRES
NOVEMBER 2, 2024
#H 045444
Bonded thru
NOTARY PUBLIC UNDERWRITERS
NOTARY PUBLIC STATE OF FLORIDA
(SEAL)

NOTARY PUBLIC
Maritza F. Benitez
PRINT NAME
MY COMMISSION EXPIRES: Nov. 2, 2024
COMMISSION NUMBER: HH 045444

CENTERPOINTE DELRAY HOLDINGS LLLP — SEAL
PARCEL B CONGRESS DELRAY, LLLP — SEAL
107 S. CONGRESS, LLC — SEAL
107C2, LLC — SEAL
1690 SOUTH CONGRESS BUILDING, LLC — SEAL

TABULAR DATA		
PARCEL #	SQUARE FEET	ACRES
PARCEL A1	479535	11.0086
PARCEL A2	71447	1.6402
PARCEL B1	199201	4.5730
PARCEL B2	67780	1.5560
PARCEL B3	165714	3.8043
PARCEL B4	32148	0.7380
PARCEL C1	225206	5.1700
PARCEL C2	203132	4.6633
PARCEL C3	223487	5.1306
TRACT E1	37596	0.8631
TRACT E2	10902	0.2503
TRACT E3	37130	0.9241
TRACT E4	18086	0.4152
TRACT E5	53984	1.2393
TRACT E6	28014	0.6431
TRACT E7	49670	1.1403
TRACT R	118744	2.7260
TRACT R-1	34045	0.7098
TRACT R-2	66235	1.5205
TRACT RW	1440	0.0331
TRACT RW1	1854	0.0426
TOTAL	2125350	48.7913

"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.

CITY APPROVALS:

THIS PLAT OF PARKS AT DELRAY WAS APPROVED ON THE 6th DAY OF September, A.D. 2022 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 & ZONING BOARD CHAIRPERSON _____

CITY ENGINEER _____ FIRE MARSHAL _____

CENTERPOINTE DELRAY OWNER'S ASSOCIATION, INC. — SEAL

CITY OF DELRAY BEACH — SEAL

NOT CERTIFIED COPY