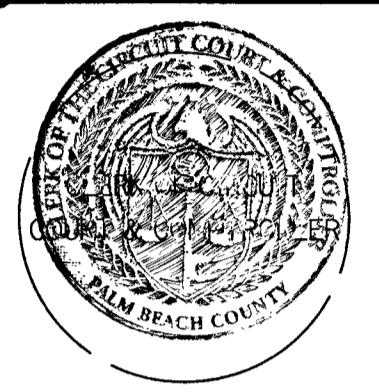


AMESTOY - PLAT ONE

BEING A REPLAT OF ALL OF TRACT 92, AND A PORTION OF TRACTS 93, 94, 106 AND 107, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

SHEET 1 OF 5

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:24 P.M. THIS 9TH DAY OF May, 2024, AND DULY RECORDED IN PLAT BOOK NO. 127 ON PAGE(S) 142-146
JOSEPH ABRUZZO, CLERK OF CIRCUIT COURT & COMPTROLLER
BY: *[Signature]* D.C.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY BEACH ASSOCIATES II, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "AMESTOY - PLAT ONE", BEING A REPLAT OF ALL OF TRACT 92, AND A PORTION OF TRACTS 93, 94, 106 AND 107, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A", AMESTOY PLAT TWO - 14 ACRE PARCEL, AS RECORDED IN PLAT BOOK 115, PAGE 156, SAID PUBLIC RECORDS, THENCE NORTH 00°57'00" WEST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°02'44" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 27309, PAGE 130, SAID PUBLIC RECORDS, A DISTANCE OF 410.87 FEET; THENCE SOUTH 00°57'16" EAST, ALONG THE EAST LINE OF SAID BOYNTON BEACH BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°02'44" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 16189, PAGE 1405, SAID PUBLIC RECORDS, A DISTANCE OF 102.70 FEET; THENCE NORTH 00°57'00" WEST, ALONG THE EAST LINE OF SAID TRACTS 92 AND 107, A DISTANCE OF 1229.14 FEET; THENCE SOUTH 89°02'58" WEST, ALONG THE NORTH LINE OF SAID TRACTS 92, 93 AND 94, A DISTANCE OF 990.00 FEET; THENCE SOUTH 00°57'00" EAST, ALONG THE WEST LINE OF SAID TRACT 94, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°03'00" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 476.43 FEET; THENCE SOUTH 00°57'00" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1192.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.652 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

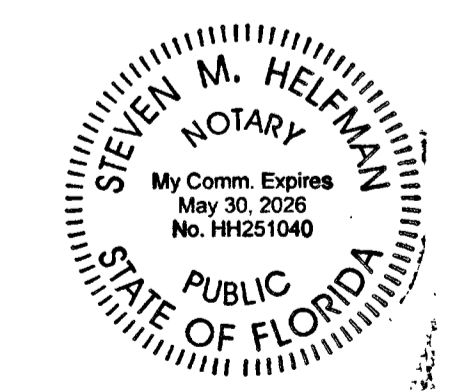
- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR DELRAY BEACH ASSOCIATES II, L.L.P., ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DELRAY BEACH ASSOCIATES II, L.L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, DELRAY BEACH II CORPORATION, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19TH DAY OF April, 2024.

DELRAY BEACH II ASSOCIATES II, L.L.P.
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: DELRAY BEACH II CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER
BY: *[Signature]* V.P.
ALAN FANT, VICE PRESIDENT
WITNESS: *[Signature]* WITNESS: *[Signature]*
PRINT NAME: Clayton Ratti PRINT NAME: Steven Helfman

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF BROWARD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10TH DAY OF April, 2024, BY ALAN FANT, AS VICE PRESIDENT OF DELRAY BEACH II CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF DELRAY BEACH ASSOCIATES II, L.L.P., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Steven Helfman
MY COMMISSION EXPIRES: 5/30/2026
COMMISSION NUMBER: HH251040



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I, *[Signature]* Kimberly Belmonte, 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 IN DELRAY BEACH ASSOCIATES II, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.
BY: *[Signature]* DATE: 3/11/24
PRINT NAME: Kimberly Belmonte
ATTORNEY AT LAW
FLORIDA BAR # 456799
GREENBERG TRAUER, P.A.

SURVEYOR & MAPPER'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 SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
BY: *[Signature]* DATE: 4/08/2024
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

COUNTY APPROVAL

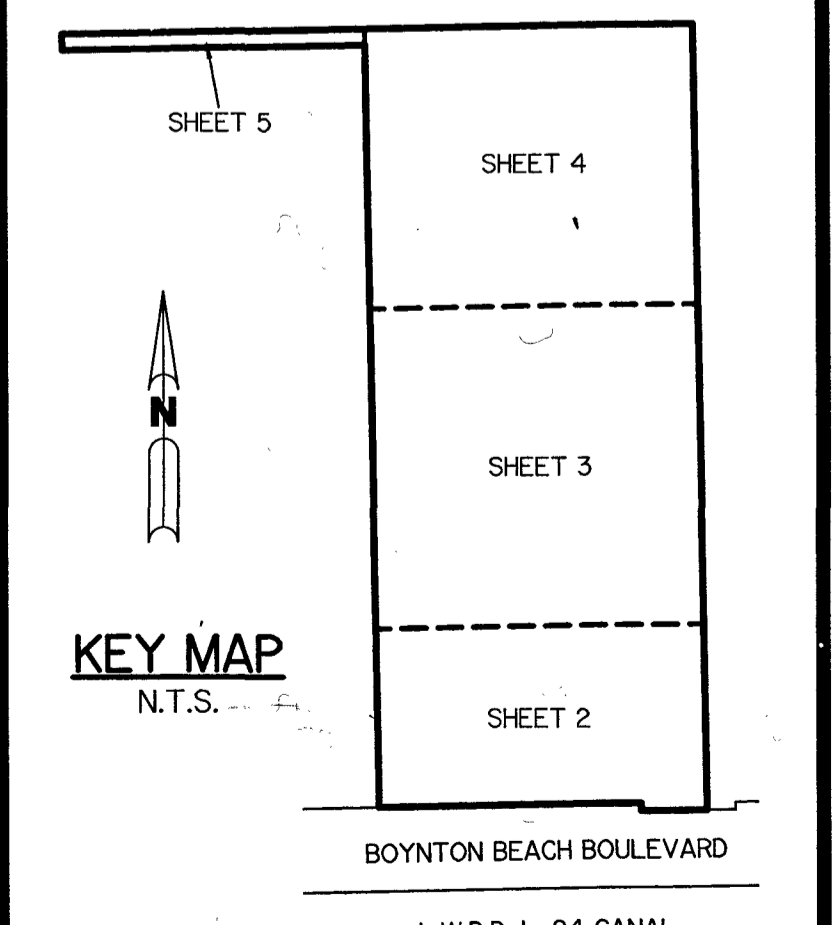
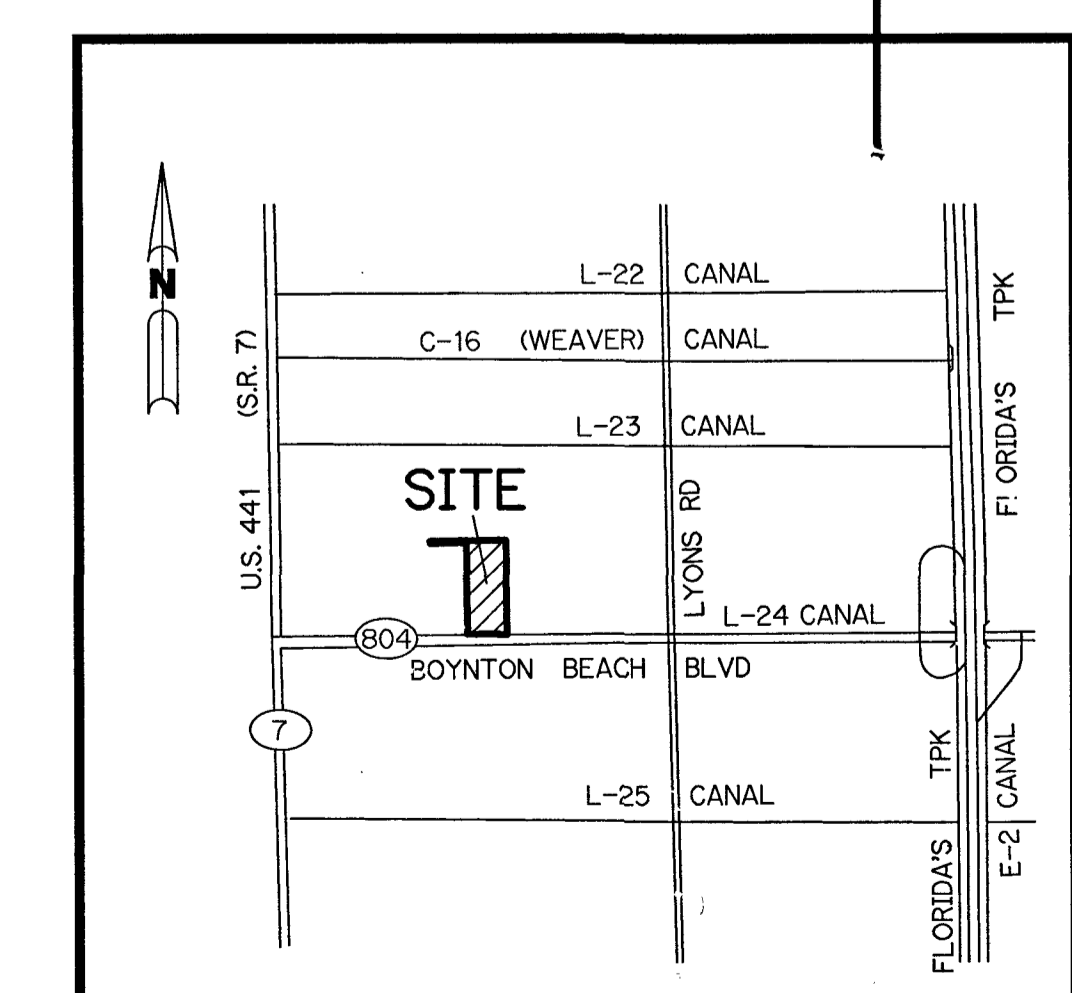
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 8TH DAY OF May, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.
BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "TOMATO" AND "VOUSTAS" HAVING A BEARING OF NORTH 00°57'36" WEST, ALL OTHER BEARINGS RELATIVE THERETO.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT TRACTS COINCIDE.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 4. 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.
- 5. 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.
- 6. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR
PROJECTION - ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED).
SCALE FACTOR = 1,000,02026
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

SITE DATA

AMESTOY - PLAT ONE
CONTROL NO. 2005-0162



LOCATION MAP

AMESTOY - PLAT ONE

SH0103 SHEET 1 OF 5

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741

