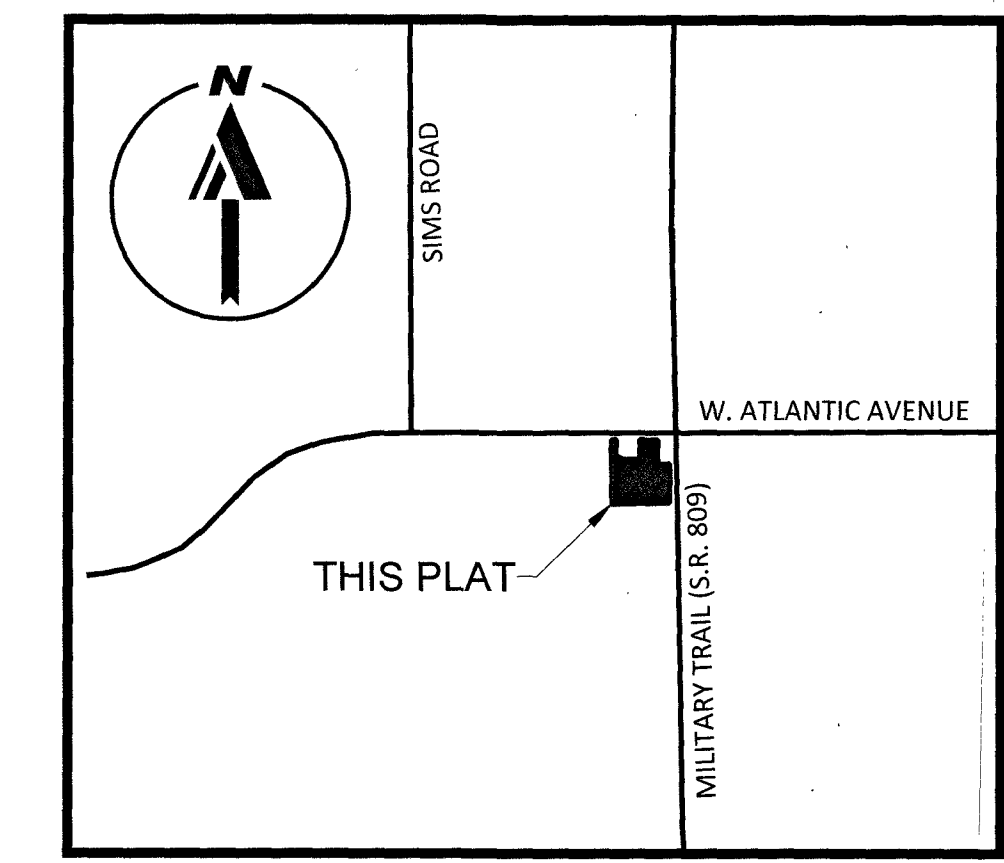


20240311847

37

THIS INSTRUMENT WAS PREPARED BY
COLLIN WOODYARD, P.S.M.
OF
BOHLER //
•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT
•PLANNING & LANDSCAPE ARCHITECTURE •SUSTAINABLE DESIGN
1900 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431 - 561.571.0280
CERTIFICATE OF AUTHORIZATION NO. 8085

DELRAY COMMONS BURGER KING REPLAT
BEING A REPLAT OF TRACT 1, DELRAY COMMONS, AS RECORD IN PLAT BOOK 85,
PAGE 183 THROUGH 184, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN
SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA



LOCATION MAP
SCALE: 1"=200'

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
8:27 A.M. THIS 10
DAY OF
September 2024 AND
DULY RECORDED IN PLAT BOOK
138 ON PAGES 37 THRU
38
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT &
COMPTROLLER
BY:
DEPUTY CLERK

SHEET 1 OF 2
CLERK OF THE CIRCUIT COURT
& COMPTROLLER



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS DELRAY COMMONS BURGER KING REPLAT, BEING A REPLAT OF TRACT 1, DELRAY COMMONS, AS RECORDED IN PLAT BOOK 85, PAGES 183 THROUGH 184, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1, DELRAY COMMONS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 183, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 313,009 SQUARE FEET OR 7.186 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY COMMONS BURGER KING REPLAT AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.

RESTRICTIVE COVENANT, OWNERS HEREBY RESERVE FOR THE COUNTY'S FUTURE CONDEMNATION OF THE PROPERTY ABUTTING WEST ATLANTIC AVENUE (S.R. 806), A DISTANCE OF 16.00 FEET TO THE SOUTH OF THE EXISTING ROAD RIGHT OF WAY LINE AND FOR MILITARY TRAIL (S.R. 809), A DISTANCE OF 4.00 FEET TO THE WEST OF THE EXISTING ROAD RIGHT OF WAY.

ALL PROPERTY OWNERS ON THIS PLAT ARE HEREBY GRANTED THE RIGHTS SET FORTH IN, SUBJECT IN ALL RESPECTS TO THE REQUIREMENTS OF THAT CERTAIN RECIPROCAL CROSS INGRESS AND EGRESS, PARKING, AND DRAINAGE EASEMENT AGREEMENT, DATED JUNE 1, 1999, BY AND BETWEEN PEBB ENTERPRISES DELRAY COMMONS LTD, A FLORIDA LIMITED PARTNERSHIP, AND RIVERSIDE NATIONAL BANK OF FLORIDA, A FLORIDA CHARTERED BANK, AS RECORDED IN OFFICIAL RECORDS BOOK 11169, PAGE 1360, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS FOR THE SERVICE STATION, AS RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1360 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IAN WEINER OF KP DELRAY, LLC AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF August 2024.

KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS:
BY:
IAN WEINER, AUTHORIZED PERSON

PRINT NAME: Kim Moreira

WITNESS:

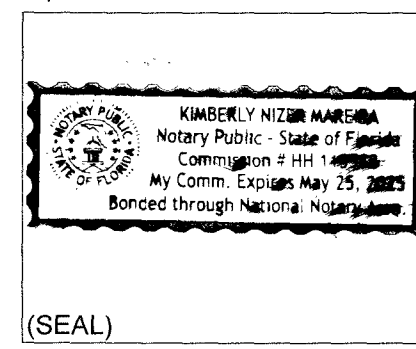
PRINT NAME: Laurie Frankel

ACKNOWLEDGEMENT:

STATE OF Florida } S.S.
COUNTY OF Palm Beach }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 6th DAY OF August 2024, BY IAN WEINER, AS AUTHORIZED PERSON, OF KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF August 2024.



NOTARY PUBLIC
Kim Moreira
PRINT NAME

MY COMMISSION EXPIRES: 5/25/2025

COMMISSION NUMBER: 1115589

MORTGAGEE'S CONSENT:

STATE OF Florida } S.S.
COUNTY OF Palm Beach }

THE UNDERSIGNED 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34944, PAGE 1107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF August 2024.

SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

WITNESS:
PRINT NAME: JENNIFER M. HANCE

BY:
(MARCIA K. SNYDER, SENIOR VICE PRESIDENT)
PRINT NAME: Marcia K. Snyder

WITNESS:
PRINT NAME: Kim Moreira

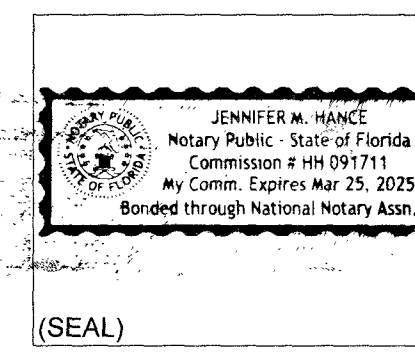
TITLE: SVP

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5 DAY OF August 2024, BY MARCIA K. SNYDER AS SENIOR VICE PRESIDENT OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF August 2024.



NOTARY PUBLIC
JENNIFER M. HANCE
PRINT NAME

MY COMMISSION EXPIRES: 03-25-2025

COMMISSION NUMBER: 111-091711

TITLE CERTIFICATION:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

I, CHRISTOPHER STALLER, 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 KP DELRAY, 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 NO OTHER ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 08-01-2024

CHRISTOPHER STALLER
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR'S CERTIFICATION:

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

DATED: 8/7/2024

JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4409
STATE OF FLORIDA
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
CERTIFICATE OF AUTHORIZATION NUMBER LB3300

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"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN SET AS REQUIRED BY LAW, 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.

DATED: 08-01-2024

COLLIN WOODYARD, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER NUMBER 7432
STATE OF FLORIDA
BOHLER ENGINEERING FL, LLC
1900 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431 - 561.571.0280
CERTIFICATE OF AUTHORIZATION NO. 8085

CITY OF DELRAY BEACH:

THIS PLAT OF DELRAY COMMONS BURGER KING REPLAT WAS APPROVED ON THIS 6th DAY OF September 2024, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH FLORIDA.

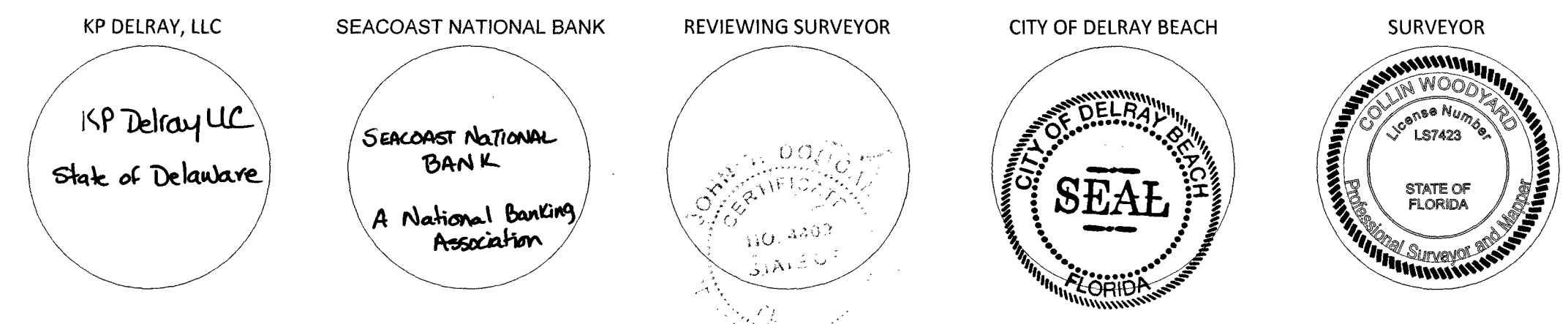
MAYOR

ATTEST:
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

FIRE MARSHAL
CITY ENGINEER



"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.

CFN 20240311847 PL BK 138 PG 37