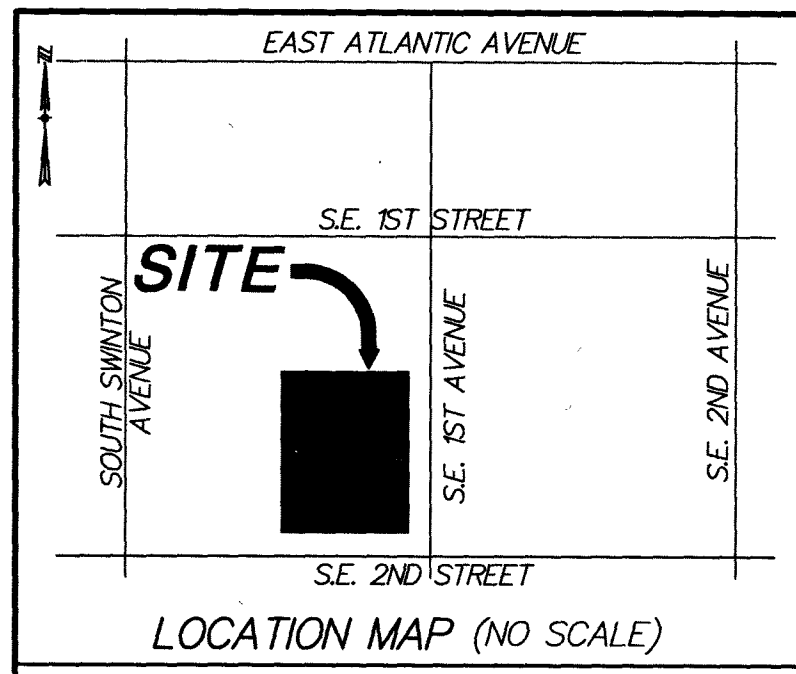


# MAGNOLIA PLACE DELRAY

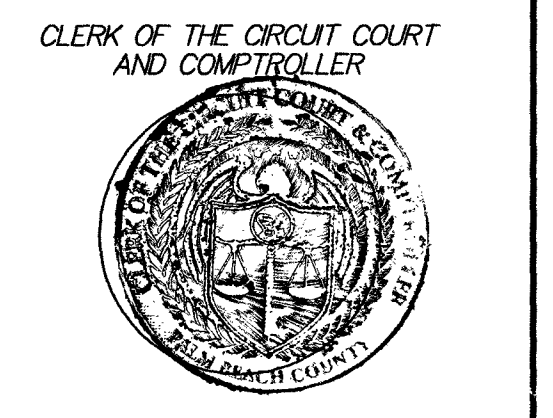
BEING A REPLAT OF THE SOUTH HALF (S.1/2) OF LOT 13 AND ALL OF LOTS 14 THROUGH 19, INCLUSIVE, BLOCK 70 AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70 ORIGINAL TOWN OF LINTON (NOW DELRAY), PLAT BOOK 6, PAGE 17 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 8:28 A.M.  
THIS 18 DAY OF  
September A.D. 2024  
AND DULY RECORDED IN PLAT  
BOOK 138 ON PAGES  
43 THROUGH 44

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 130 SE 1ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF THE SOUTH HALF (S.1/2) OF LOT 13 AND ALL OF LOTS 14 THROUGH 19, INCLUSIVE, BLOCK 70 AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70 ORIGINAL TOWN OF LINTON (NOW DELRAY), PLAT BOOK 6, PAGE 17 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MAGNOLIA PLACE DELRAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 13 AND ALL OF LOTS 14 THROUGH 19, INCLUSIVE, BLOCK 70, AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70 ORIGINAL TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 42,735 SQUARE FEET OR 0.9811 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS MAGNOLIA PLACE DELRAY AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 5, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

THE LIMITED ACCESS EASEMENT IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC PURPOSES OF CONSTRUCTING, INSTALLING, AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, SIDEWALK, PATHWAYS, LIGHTING, CURBING, DRAINAGE FACILITIES, STREET FURNITURE, HANDICAP ACCESS, UNDERGROUND DRAINAGE, UTILITIES AND LANDSCAPING.

THE EMERGENCY ACCESS EASEMENTS AS SHOWN HEREON ARE RESERVED FOR THE CITY OF DELRAY BEACH AS NON EXCLUSIVE INGRESS-EGRESS EASEMENTS FOR EMERGENCY PURPOSES.

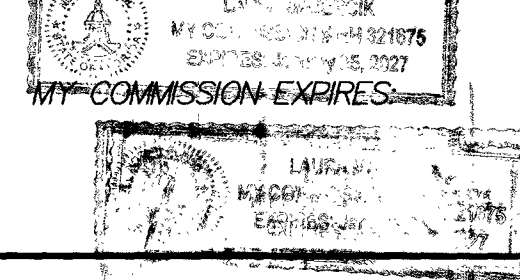
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF August, 2024.

130 SE 1ST, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
THOMAS LAUDANI  
MANAGER  
WITNESS: *[Signature]*  
PRINT NAME: Brodell Norman  
WITNESS: *[Signature]*  
PRINT NAME: Denisse Flores

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27 DAY OF August, 2024, BY THOMAS LAUDANI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 130 SE 1ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.



*[Signature]*  
Laura Majercik  
NOTARY PUBLIC  
NAME: Laura Majercik  
COMMISSION NO.: HH 321675 exp 11/25/27

### CITY APPROVAL:

THIS PLAT OF "MAGNOLIA PLACE DELRAY" AS APPROVED ON THE 16 DAY OF September, A.D. 2024 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH

*[Signature]*  
MAYOR: *[Signature]*  
ATTEST: *[Signature]*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
*[Signature]* DEVELOPMENT SERVICES DIRECTOR  
*[Signature]* CHAIRPERSON, PLANNING AND ZONING  
*[Signature]* FIRE MARSHAL  
*[Signature]* CITY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CRISTOFER A. BENNARDO, 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 130 SE 1ST, LLC, A FLORIDA 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 THIS PLAT.

DATE: Aug. 28, 2024

*[Signature]*  
CRISTOFER A. BENNARDO, ESQUIRE  
ATTORNEY STATE OF FLORIDA  
FLA. BAR NO. 155306

### 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 PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED SET UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: Aug. 26, 2024

*[Signature]*  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
ENGLE LAND SURVEYING LLC  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 8447

### 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 "MAGNOLIA PLACE DELRAY", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 8-28-2024

*[Signature]*  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
LICENSE BUSINESS NO. L.B. 3591

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 RECORD BOOK 34300, AT PAGE 139 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 Executive Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF August, 2024.

WITNESS: *[Signature]*  
PRINT NAME: Brodell Norman

PARADISE BANK,  
A FLORIDA BANKING CORPORATION  
BY: *[Signature]*  
PRINT NAME: DENNIS GAVIN  
TITLE: EXEC. VICE PRESIDENT

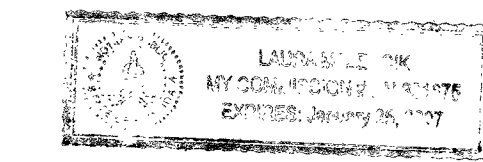
WITNESS: *[Signature]*  
PRINT NAME: Denisse Flores

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF August, 2024, BY DENNIS GAVIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (TITLE) OF PARADISE BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SUCH INSTRUMENT AS (TITLE) OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES:



*[Signature]*  
Laura Majercik  
NOTARY PUBLIC  
NAME: Laura Majercik  
COMMISSION NO.: HH 321675 exp 11-25-27

