

20070154739

# CANNERY ROW

BEING A REPLAT OF A PORTION OF BLOCK 73, SUBDIVISION OF BLOCK 73 (PLAT BOOK 12, PAGE 62, P.R.P.B.CO.), LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

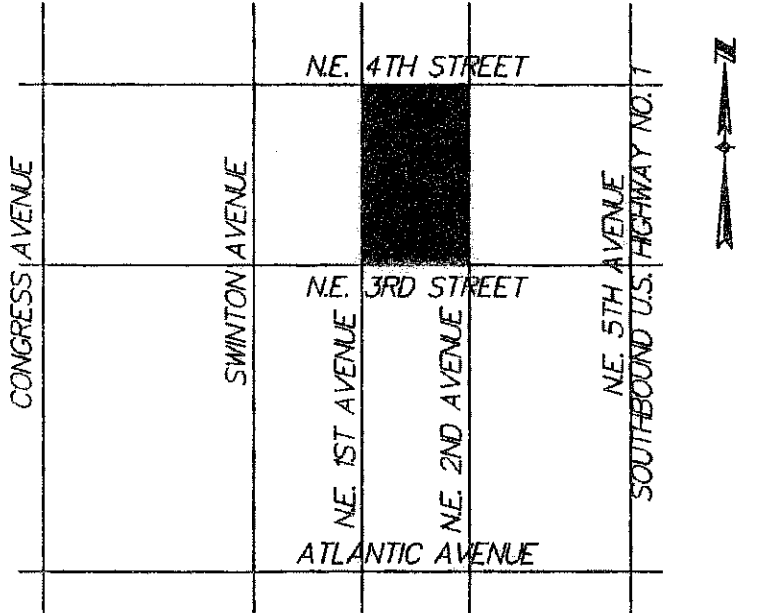
AUGUST 2006  
SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483. (561) 276-4501

133

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 2:22 PM  
THIS 30 DAY OF March  
2007, AND DULY RECORDED IN PLAT BOOK NO. 109 ON PAGE 133-134  
SHARON R. BOCK, CLERK OF CIRCUIT COURT  
BY: [Signature] D.C.



LOCATION MAP

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CANNERY ROW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF BLOCK 73, SUBDIVISION OF BLOCK 73 (PLAT BOOK 12, PAGE 62, P.R.P.B.CO.) LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "CANNERY ROW", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 73 AND THE 16 FOOT ALLEY RIGHT OF WAY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 1 THROUGH 12, INCLUSIVE, SUBDIVISION OF BLOCK 73, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 62, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 15 FEET THEREOF.

CONTAINING 194,813 SQUARE FEET OR 4.47 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 83 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACTS "A", "B", "C" AND "D" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR ROAD, SIDEWALK AND UTILITY PURPOSES.

TRACT "E" IS HEREBY DEDICATED TO THE CANNERY ROW HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS, PARKING, DRAINAGE AND UTILITY PURPOSES, SAID TRACT TO BE OWNED AND MAINTAINED BY SAID CORPORATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT "F" IS HEREBY DEDICATED TO THE CANNERY ROW HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR RECREATIONAL PURPOSES AND IS TO BE MAINTAINED BY SAID CORPORATION.

TRACT "G" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC PARK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH.

TRACTS "H", "I", "J", "K", "L", "M" AND "N" ARE HEREBY DEDICATED TO THE CANNERY ROW HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CANNERY ROW HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE INGRESS-EGRESS EASEMENTS AS SHOWN HEREON IS A NON EXCLUSIVE EASEMENT, IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 83, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS.

ALL WATER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

ALL GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; 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 FACILITY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF February 2007.

IRONWOOD DEVELOPMENT, INC.,  
A FLORIDA CORPORATION  
MANAGER OF CANNERY ROW, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]  
CARY GLICKSTEIN  
PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IRONWOOD DEVELOPMENT, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OFFICER 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.

WITNESS MY HAND OFFICIAL THIS 9th DAY OF February 2007.

MY COMMISSION EXPIRES:

[Signature] J. Cleary  
NOTARY PUBLIC  
NAME: J. CLEARY  
COMMISSION NO.: DD0624942

### MORTGAGEE'S CONSENT

STATE OF Florida  
COUNTY OF Broward

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 19087, PAGE 405 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 VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF February 2007.

COLONIAL BANK, N.A.

WITNESS: [Signature] NAME: Mario Lin  
[Signature] NAME: Michele C. Leonard  
BY: [Signature] NAME: James Nugent  
TITLE: VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED JAMES NUGENT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COLONIAL BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF February 2007.

MY COMMISSION EXPIRES: BY: [Signature] NAME: Mary R. Suranona  
NOTARY PUBLIC

### CITY APPROVAL:

THIS PLAT OF "CANNERY ROW" AS APPROVED ON THE 9th DAY OF February, A.D. 2007, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]  
MAYOR CITY CLERK  
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
[Signature] DIRECTOR OF PLANNING AND ZONING  
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD  
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES  
[Signature] DIRECTOR OF PARKS AND RECREATION

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JAMES J. WHEELER, 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 CANNERY ROW, 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: February 12, 2007

By: [Signature] Broad and Cassal  
NAME: JAMES J. WHEELER, ESQ.  
ATTORNEY, STATE OF FLORIDA

### 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 SEC. 177.09(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] 2/9/07  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SLITER & O'BRIEN, INC.  
2601 NORTH FEDERAL HIGHWAY  
DELRAY BEACH, FLORIDA 33483  
CERTIFICATE OF AUTHORIZATION NO. 353

### 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 "CANNERY ROW", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 3-2-07

[Signature]  
JOHN D. WEAVER  
LICENSE NO. 3550  
STATE OF FLORIDA  
PELLER-WEAVER AND SHEREMETA, INC.  
CERTIFICATE OF AUTHORIZATION #LB 3449

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT OF WAY LINE OF NE. 2ND AVENUE HAVING AN ASSUMED BEARING OF N0°00'00"E.

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.

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

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483. (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. 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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

