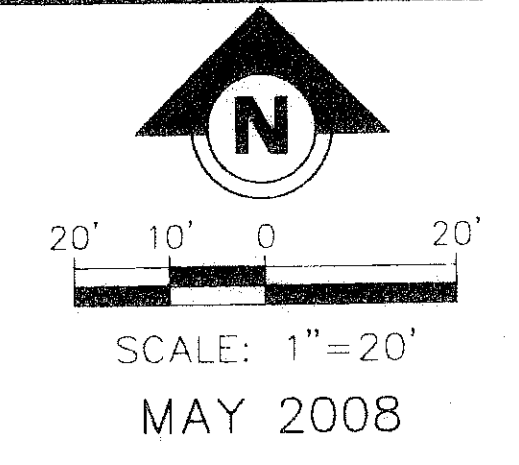


GC 1728 SE 8th Terrace, Cape Coral, FL 33990  
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SITE CONTROL, LLC I.B. #7238

# MIDTOWN DELRAY

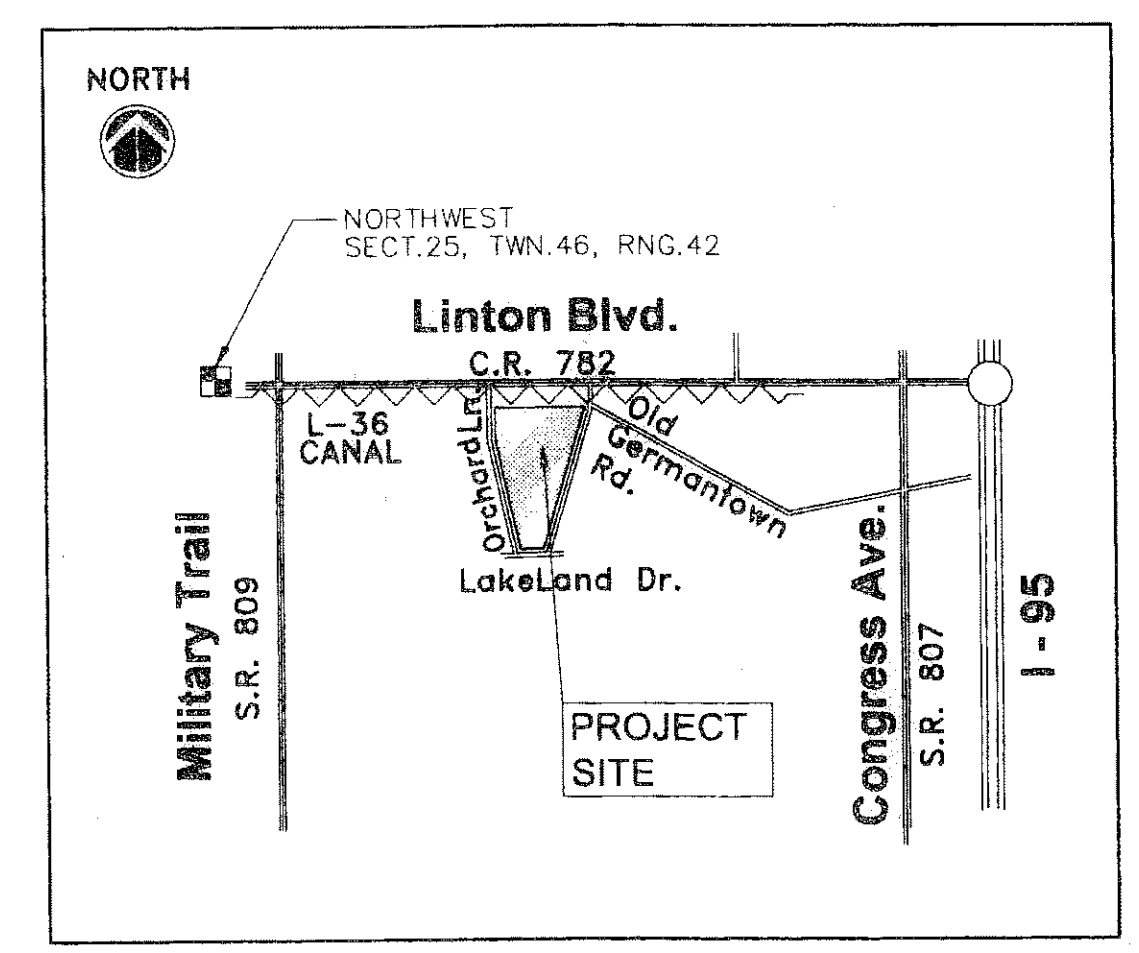
A SUBDIVISION INCLUDING PORTIONS OF LAND CREATED BY O.R.B. 8570, PAGES 1266-1267 & O.R.B. 9579, PAGES 136-139 LYING IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



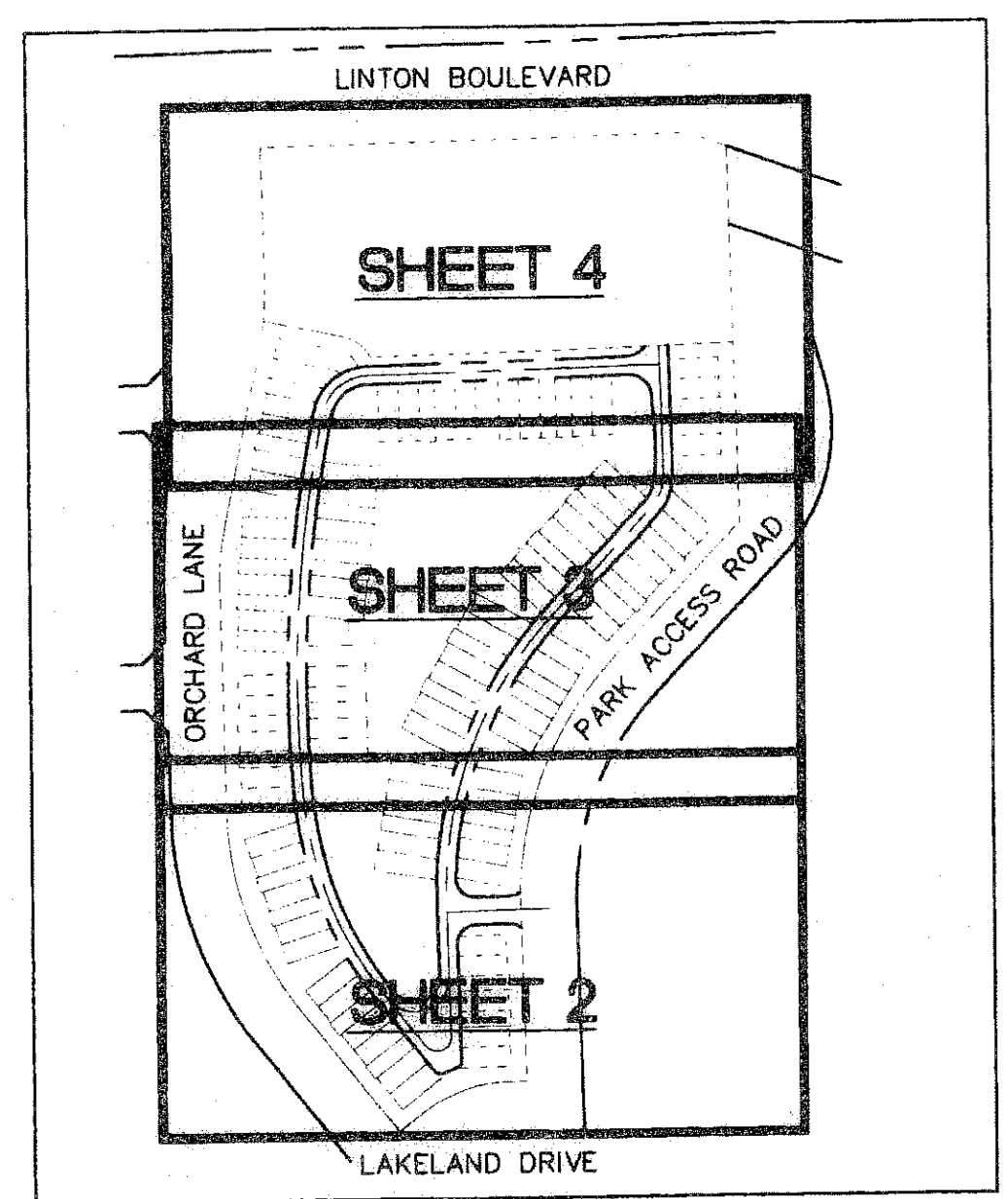
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 11:48  
THIS 25 DAY OF JUNE  
2008 AND DULY RECORDED IN PLAT BOOK NO. 111 ON PAGE 87-90  
SHARON R. BOCK - CLERK & COMPTROLLER  
BY Mary Savage D.C.

**LEGAL DESCRIPTION**  
KNOW ALL MEN BY THESE PRESENTS, THAT MIDTOWN DELRAY, LLC IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "HAMMOCK RESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80 AT PAGES 166 THROUGH 175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID POINT BEING 1999.35 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID SECTION 25, AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 25); THENCE NORTH 88°41'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINTON BOULEVARD, (ALSO BEING SAID NORTH LINE OF SECTION 25), A DISTANCE OF 457.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GERMANTOWN ROAD; THENCE SOUTH 69°58'19" EAST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF GERMANTOWN ROAD, A DISTANCE OF 28.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, AT WHICH THE RADIUS POINT BEARS SOUTH 40°53'20" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.00 FEET AND A CENTRAL ANGLE OF 46°26'29", A DISTANCE OF 27.56 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°40'11" EAST, A DISTANCE OF 66.50 FEET; THENCE SOUTH 89°58'19" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GERMANTOWN ROAD, A DISTANCE OF 4.69 FEET; THENCE SOUTH 01°30'15" EAST A DISTANCE OF 321.76 FEET; THENCE SOUTH 43°29'45" WEST A DISTANCE OF 196.15 FEET; TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST WITH A CENTRAL ANGLE 45°00'00" AND A RADIUS OF 380.00 FEET; THENCE SOUTHWEST AND SOUTH, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 298.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°30'15" EAST, A DISTANCE OF 191.12 FEET; THENCE SOUTH 88°29'45" WEST A DISTANCE OF 22.30 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, WITH A CENTRAL ANGLE OF 36°51'34" AND A RADIUS OF 150.00 FEET; THENCE SOUTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.50 FEET; THENCE SOUTH 51°36'11" WEST A DISTANCE OF 32.98 FEET; THENCE NORTH 38°21'49" WEST A DISTANCE OF 165.99 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST WITH A CENTRAL ANGLE OF 37°03'10" AND A RADIUS OF 370.00 FEET; THENCE NORTHWEST AND NORTH ALONG THE ARC OF SAID CURVE, A DISTANCE OF 239.28 FEET; THENCE NORTH 01°18'39" WEST A DISTANCE OF 248.80 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST WITH A CENTRAL ANGLE OF 12°52'11" AND A RADIUS OF 220.00 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.42 FEET; THENCE NORTH 11°33'32" EAST A DISTANCE OF 206.78 FEET; TO A POINT OF CURVE CONCAVE TO THE WEST WITH A CENTRAL ANGLE OF 12°52'11" AND A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 67.59 FEET; THENCE NORTH 07°18'59" WEST A DISTANCE OF 152.80 FEET TO THE POINT OF BEGINNING.



LOCATION MAP N.T.S.



KEY SHEET N.T.S.

00012-109

**TRACT AREA BREAKDOWN**

TRACT A	= 88 S.F. - 0.001 AC
TRACT C	= 59,361 S.F. - 1.36 AC
TRACT D	= 38,352 S.F. - 0.88 AC
TRACT E	= 33,690 S.F. - 0.77 AC
TRACT F	= 33,226 S.F. - 0.76 AC
TRACT G	= 19,465 S.F. - 0.45 AC
TRACT H	= 112,613 S.F. - 2.58 AC

**SURVEYOR'S NOTES**

- 1. NOTES  
A. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF LINTON BOULEVARD HAVING A BEARING OF NORTH 88° 41' 21" EAST, BASED ON COORDINATE VALUES OF PALM BEACH COUNTY CONTROL MONUMENTS: "PITZEN", "IMAGE" AND "POTTER". A SCALE FACTOR OF 1.0000374 WAS USED.  
B. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
C. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS EMERGENCY AND MAINTENANCE PURPOSES.  
D. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.  
E. 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.  
F. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.  
G. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- 2. LEGEND  
[Symbol] (PRM) DENOTES POINT OF COMMENCEMENT  
[Symbol] DENOTES SET PERMANENT REFERENCE MONUMENT  
NAIL & DISK IN 4" ROUND CONCRETE MONUMENT  
STAMPED P.R.M., I.B. #7238  
[Symbol] (PCP) DENOTES PERMANENT CONTROL POINT (P.C.P.) THAT HAS NOT BEEN SET, UPON COMPLETION OF THE ROAD CONSTRUCTION, THESE P.C.P.'S SHALL BE INSTALLED IN ACCORDANCE WITH PART I OF CHAPTER 177, FLORIDA STATUTES.  
[Symbol] DENOTES POINT OF TANGENCY  
[Symbol] DENOTES NON VEHICULAR ACCESS LINE  
[Symbol] L.M.E DENOTES LAKE MAINTENANCE EASEMENT  
[Symbol] D.E DENOTES DRAINAGE EASEMENT  
[Symbol] AC DENOTES ACRES  
[Symbol] SF DENOTES SQUARE FEET  
[Symbol] L1 DENOTES LINE DATA  
[Symbol] C1 DENOTES CURVE DATA  
[Symbol] DENOTES EASEMENT LINE  
[Symbol] DENOTES CENTERLINE OF RIGHT OF WAY  
[Symbol] GU DENOTES GENERAL UTILITY EASEMENT  
[Symbol] R DENOTES RADIUS  
[Symbol] L DENOTES LENGTH  
[Symbol] Δ DENOTES CENTRAL (DELTA) ANGLE  
[Symbol] O.R.B DENOTES OFFICIAL RECORD BOOK  
[Symbol] PG DENOTES PAGE  
[Symbol] ESM.T DENOTES EASEMENT  
[Symbol] U.E DENOTES UTILITY EASEMENT  
[Symbol] P.O.B DENOTES POINT OF BEGINNING  
[Symbol] LWDD DENOTES LAKE WORTH DRAINAGE DISTRICT  
[Symbol] DENOTES TRACT LINE  
[Symbol] DENOTES PROPERTY BOUNDARY

**ACKNOWLEDGMENTS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED GARRETT BENDER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NIA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF MIDTOWN DELRAY, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE/SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF JUNE, 2008.  
MY COMMISSION EXPIRES: 9-17-11  
Commission No. DD680542  
NOTARY PUBLIC

**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 "MIDTOWN DELRAY", AS REQUIRED BY CHAPTER 177.081 (FLORIDA STATUTES), AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES.  
DAVID PAUL LINDLEY, P.L.S.  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 5005  
DATE 6-12-08

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, TIMOTHY GLASS, 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 MIDTOWN DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.  
DATE 06-13-08

CONTAINING 429,047 SQUARE FEET (9.850 ACRES) OF LAND, MORE OR LESS.  
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE MIDTOWN DELRAY AND FURTHER DEDICATES AS FOLLOWS:

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

TRACT "C" IS HEREBY DEDICATED TO THE MIDTOWN DELRAY MASTER ASSOCIATION ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS, DRAINAGE AND UTILITY PURPOSES, SAID TRACT TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT "D" IS A HEREBY DEDICATED TO THE MIDTOWN DELRAY MASTER ASSOCIATION ITS SUCCESSORS AND ASSIGNS AS A LAKE MANAGEMENT TRACT TO BE MAINTAINED BY SAID ASSOCIATION.

TRACTS "E", "F", AND "G" ARE DEDICATED TO THE MIDTOWN DELRAY MASTER ASSOCIATION AS COMMON AREA TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

LOTS 1 THROUGH 116 AND TRACT "H" ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

**ALONG WITH THE FOLLOWING EASEMENTS:**

THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS AND SUCCESSORS OF LOTS 1 THROUGH 116, INCLUSIVE AND ASSIGNS FOR INGRESS PURPOSES. IT IS TO BE MAINTAINED BY THE MIDTOWN DELRAY MASTER ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE 20' L.M.E. IS HEREBY DEDICATED TO THE MIDTOWN DELRAY MASTER ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT & DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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

GENERAL UTILITY (G.U.) EASEMENTS ARE MADE 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.

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

THE DRAINAGE EASEMENTS AS SHOWN HEREIN ARE HEREBY DEDICATED IN PERPETUITY TO THE MIDTOWN DELRAY MASTER ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MIDTOWN DELRAY MASTER ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT A RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF JUNE, 2008.

WITNESS: [Signature]  
[Signature]  
MANAGING MEMBER  
MIDTOWN DELRAY, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
GARRETT BENDER

**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") 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; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

[Signature]  
JAMES D SYSE, P.L.S.  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4211  
DATE 06/11/2008

