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39

10th and 10th CENTER

BEING A REPLAT OF LOTS 9, 10, 11 AND A PORTION OF 12 AND 13, ESQUIRE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
SEPTEMBER - 2012

012-149

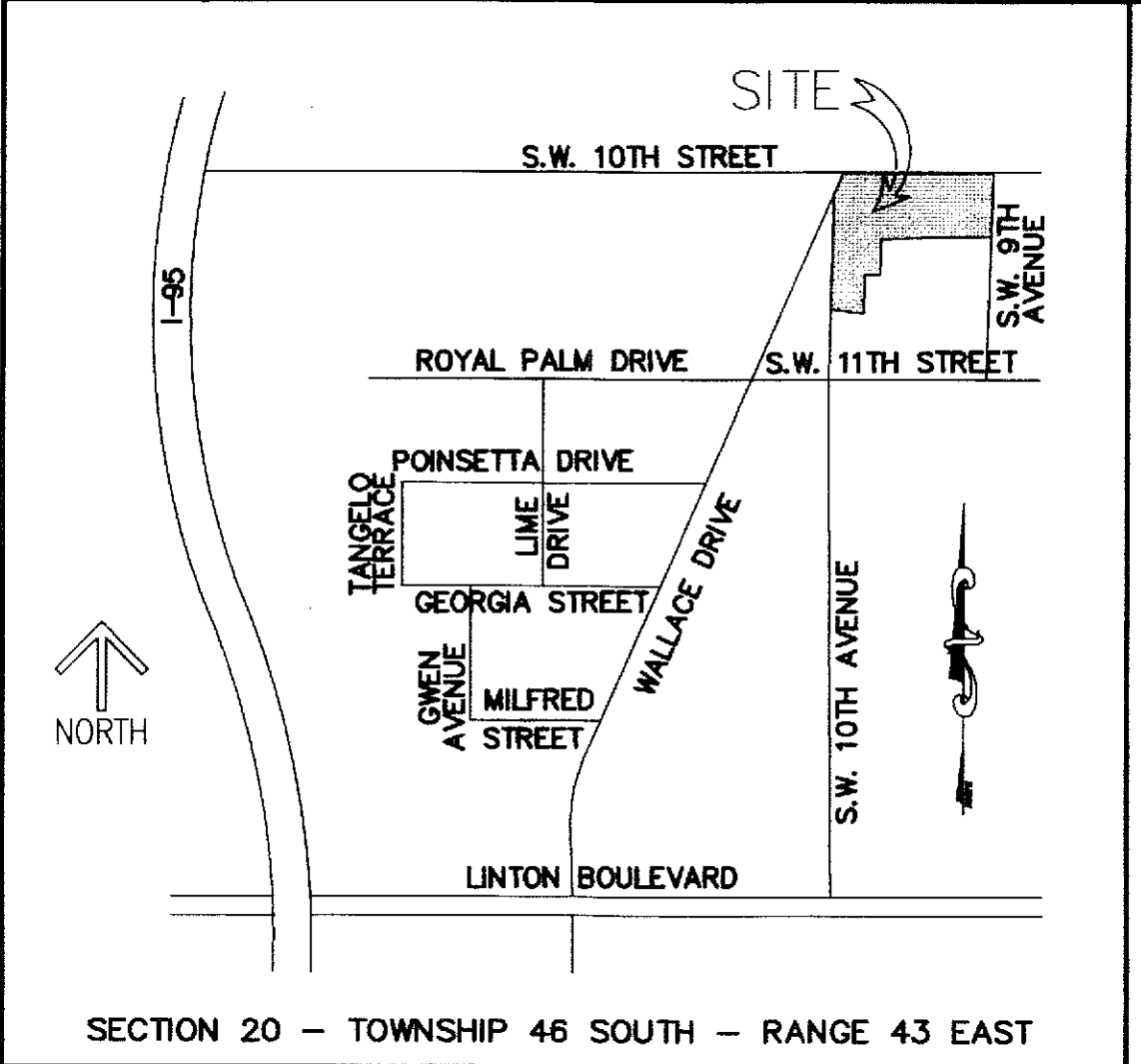
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:19 AM
THIS 30 DAY OF November
A.D. 2012 AND DULY RECORDED
IN PLAT BOOK 119 ON
PAGE 39 THRU 40

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

TABULAR DATA

PARCEL	SQUARE FEET	ACRES
A	43,735	1.004
B	19,313	0.443
RW	911	0.021
RW1	895	0.021
TOTAL	64,854	1.489

SHEET 1 OF 2



VICINITY MAP N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WEST CORNER VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DG DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT 10th and 10th CENTER, BEING A REPLAT OF LOTS 9, 10, 11 AND A PORTION OF 12 AND 13, ESQUIRE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE S 00° 59' 01" W, ALONG THE EAST LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 179.03 FEET TO A POINT ON A LINE 80.0 FEET NORTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOT 12; THENCE S 88° 43' 58" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.12 FEET TO A POINT ON A LINE 150.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 12; THENCE S 00° 59' 01" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 80.06 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE S 88° 43' 58" W, ALONG SAID SOUTH LINE, A DISTANCE OF 50.04 FEET TO A POINT ON A LINE 200.00 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 12 AND 13; THENCE S00°57'49"W ALONG SAID PARALLEL LINE, A DISTANCE OF 91.17 FEET TO THE SOUTH LINE OF SAID LOT 13; THENCE S88°46'49"W ALONG SAID SOUTH LINE, A DISTANCE OF 79.09 FEET TO THE EAST RIGHT-OF-WAY OF SW 10TH AVENUE; THENCE N00°22'28"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 91.07 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE N88°43'58"E ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 10.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.W. 10TH AVENUE; THENCE N 03° 48' 13" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 21.98 FEET; THENCE N 0° 23' 12" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 61° 29' 39" AND A RADIUS OF 35.00 FEET; THENCE N08°46'49"W ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N 31° 08' 01" E, A DISTANCE OF 37.56 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 27° 09' 58" AND A RADIUS OF 74.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N 75° 27' 50" E, A DISTANCE OF 35.43 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE N 89° 02' 49" E ALONG THE NORTH LINE OF SAID LOTS 9, 10 AND 11, A DISTANCE OF 218.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,854 SQUARE FEET/1.489 ACRES, MORE OR LESS
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS 10TH AND 10TH CENTER AND FURTHER DEDICATES AS FOLLOWS:

- 1. PARCEL A**
PARCEL A IS RESERVED BY WEST DG DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH
- 2. PARCEL B**
PARCEL B IS RESERVED BY WEST CORNER VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- 3. PARCELS RW AND RW1**
PARCELS RW AND RW1 ARE DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- 4. NON-VEHICULAR ACCESS LINE**
THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

ALONG WITH THE FOLLOWING EASEMENTS:
THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, 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 ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.
THE ACCESS EASEMENT IS HEREBY DEDICATED TO THE OWNERS OF PARCELS A AND B, THEIR SUCCESSORS AND OR ASSIGNS FOR ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS.
DRAINAGE EASEMENTS (D.E.) ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNERS OF PARCELS A AND B, THEIR SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, WITHOUT 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 MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8 DAY OF November 2012

WEST CORNER VENTURE, LLC,
FLORIDA LIMITED LIABILITY COMPANY
BY: RETAIL CONCEPTS, INC.,
ITS MANAGING MEMBER
A FLORIDA CORPORATION

WITNESS: *[Signature]*
PRINT NAME **LISA KENNY**
WITNESS: *[Signature]*
PRINT NAME **ROBERT J. KENNY**

BY: *[Signature]*
JIM ZENGAGE
PRESIDENT

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 8 DAY OF November 2012

DG DELRAY, LLC,
FLORIDA LIMITED LIABILITY COMPANY

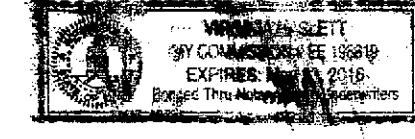
WITNESS: *[Signature]*
PRINT NAME **MATTHEW PHILLIPS**
WITNESS: *[Signature]*
PRINT NAME **BRUCE KOSLOWSKI**

BY: *[Signature]*
DAVID ALBERTELLI
MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JIM ZENGAGE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF RETAIL CONCEPTS, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF WEST CORNER VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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.

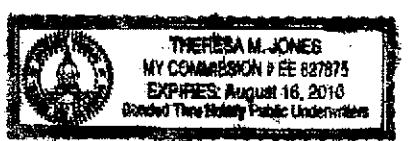
WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF November 2012
MY COMMISSION EXPIRES: MAY 23, 2016
COMMISSION NUMBER: EE198819
[Signature]
NOTARY PUBLIC
VIRGINIA HASLET
PRINT NAME



ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DAVID ALBERTELLI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF DG DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF November 2012
MY COMMISSION EXPIRES: Aug 16, 2010
COMMISSION NUMBER: EE827875
[Signature]
NOTARY PUBLIC
Theresa Jones
PRINT NAME



MORTGAGEE'S CONSENT:

STATE OF Florida)
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 _____ AT PAGE _____ 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF November 2012

IBERIABANK
A LOUISIANA STATE BANK
AUTHORIZED TO DO BUSINESS IN FLORIDA

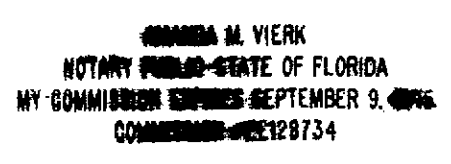
WITNESS: *[Signature]*
PRINT NAME **OPEN ANONIMA**
WITNESS: *[Signature]*
PRINT NAME **LEAH STELZAR**

BY: *[Signature]*
PATRICK JACKS
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida)
COUNTY OF Palm Beach)
BEFORE ME PERSONALLY APPEARED PATRICK JACKS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF IBERIABANK, A LOUISIANA STATE BANK AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF November 2012
MY COMMISSION EXPIRES: 9/9/15
COMMISSION NUMBER: EE128734
[Signature]
NOTARY PUBLIC
AMANDA NIEM
PRINT NAME



TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
I, DRAKE BATCHELDER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WEST CORNER VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DG DELRAY, 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.

DATED: 11/8/12
[Signature]
DRAKE BATCHELDER, ESQ.
KATZ BARRON SQUIETTERO FAUST
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF 10th and 10th CENTER WAS APPROVED ON THE 2 DAY OF November A.D. 2012 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
MAYOR: *[Signature]* ATTEST: *[Signature]*
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING & ZONING
[Signature] PLANNING & ZONING BOARD CHAIRPERSON
[Signature] FIRE MARSHALL

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 10TH AND 10TH CENTER AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.
DATE: Nov. 7, 2012
[Signature]
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #4409
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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.
DATE: 11/7/12
[Signature]
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

WEST CORNER VENTURE, LLC WEST CORNER VENTURE, LLC NOTARY DG DELRAY, LLC DG DELRAY, LLC NOTARY IBERIABANK IBERIABANK NOTARY REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR