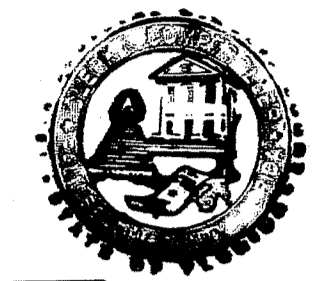
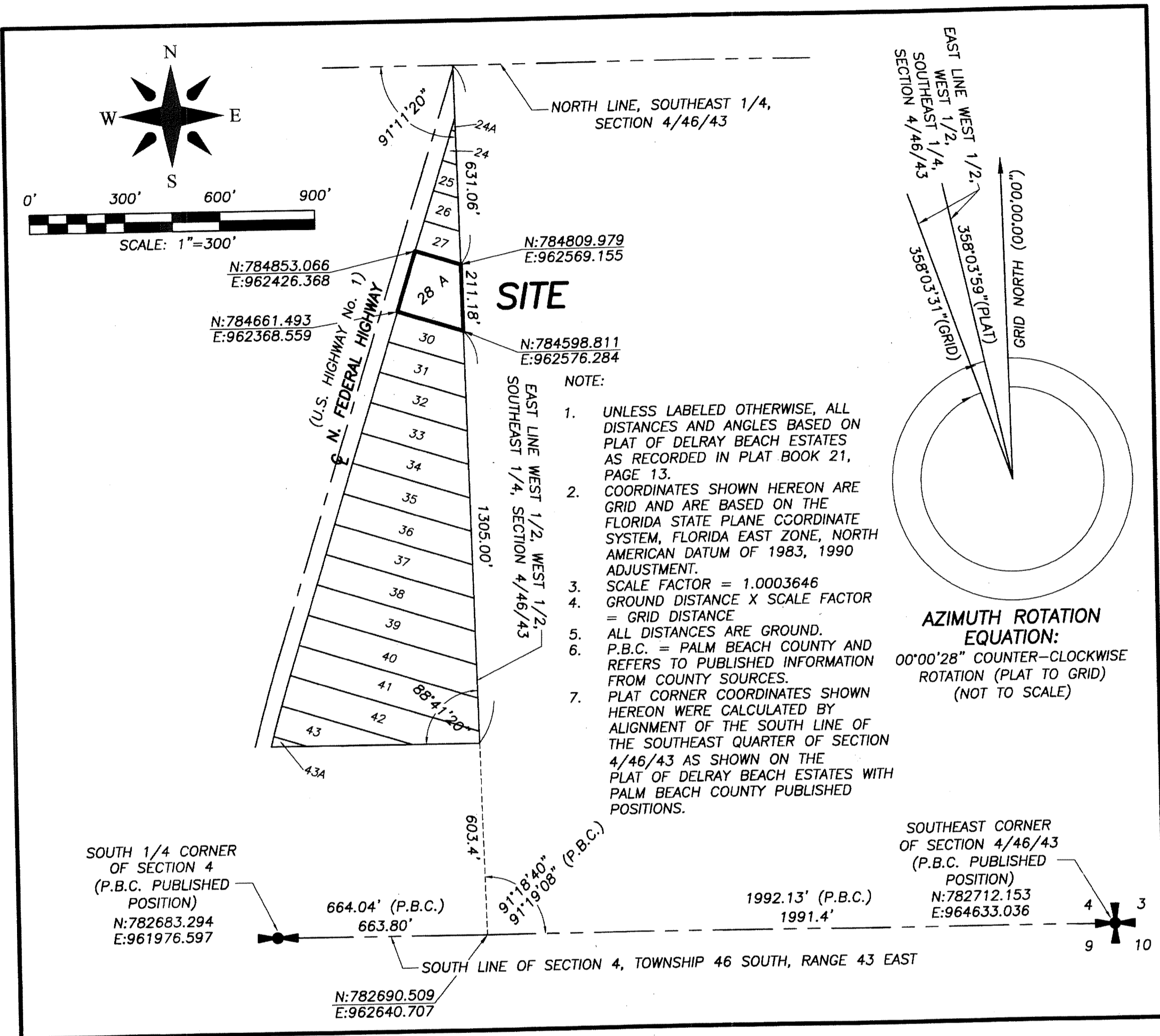
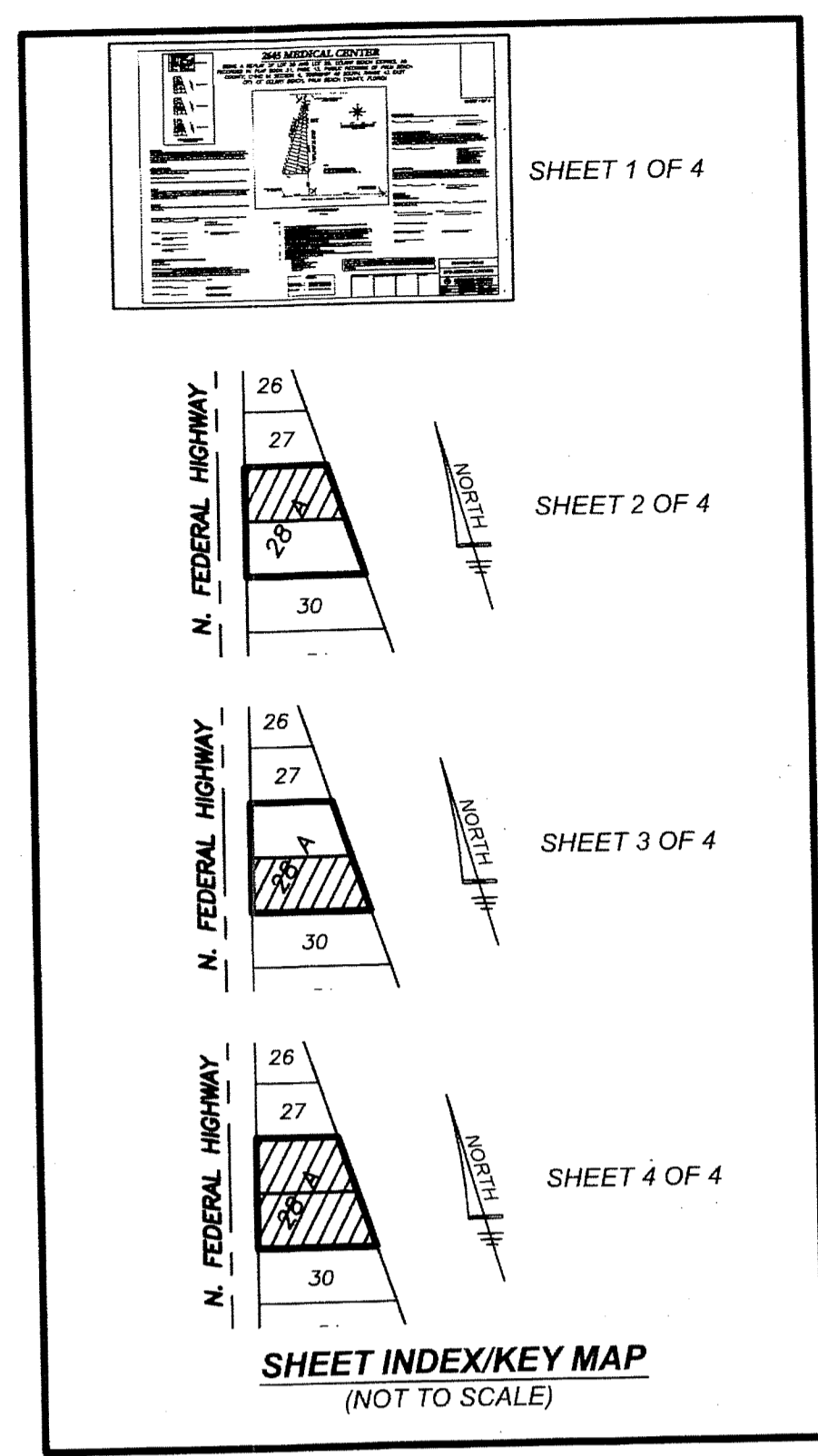


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:44 P.M.
THIS DAY OF April
A.D. 2015 AND DUPLICATED
IN PLAT BOOK 117 ON
PAGES 117 AND 120



2645 MEDICAL CENTER

BEING A REPLAT OF LOT 28 AND LOT 29, DELRAY BEACH ESTATES, AS
RECORDED IN PLAT BOOK 21, PAGE 13, PUBLIC RECORDS OF PALM BEACH
COUNTY, LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



SITE DATA

LOT 28A AREA	=	0.840 ACRE (36,592.92 S.F.)
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REVIEWING SURVEYOR
This plat has been reviewed for conformity in accordance with Chapter 177.081 (1) of the Florida Statutes.

This 1st day of April, 2015.

David P. Lindley, PSM
Florida License Number 5005

SURVEYOR AND MAPPER'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, further that the plat and survey data complies with all requirements of Chapter 177, Part 1, Platting, Florida Statutes, as amended, and ordinances of the City of Delray Beach, Florida.

This 18th day of March, 2015.

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
Licensed Business No. 4569

TITLE CERTIFICATION
I, George W. Mathews, 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 JM TODO 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.

This 19th day of March, 2015.

George W. Mathews, Esquire
Florida Bar No. 331139

APPROVALS
City of Delray Beach
County of Palm Beach, Florida

This plat of the 2645 MEDICAL CENTER as approved on the 24th day of February, A.D. 2015 by the City of Delray Beach, Florida.

BY: Cary Shickel
Cary Shickel, Mayor
ATTEST: Chevelle D. Nubin
Chevelle D. Nubin, MMC, City Clerk

and reviewed, accepted and certified by:
Francine L. Panaglia
Francine L. Panaglia, Director of Planning and Zoning
Isaac Kovner 3/23/15
Isaac Kovner, City Engineer
Robin Bird
Robin Bird, Chairperson, Planning & Zoning
Randal L. Krejcarek
Randal L. Krejcarek, Director of Environmental Services

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that JM TODO LLC, a Florida limited liability company, owner of the land shown hereon shown hereon as 2645 MEDICAL CENTER, being a Replat of Lots 28 and 29, Delray Beach Estates, according to the plat thereof, recorded in Plat Book 21, Page 13, Public Records of Palm Beach County, Florida, lying in Section 4, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida, and being more particularly described as follows:

Lots 28 and 29, DELRAY BEACH ESTATES, according to the Plat thereof, as recorded in Plat Book 21, Page 13, of the Public Records of Palm Beach County, Florida.

Containing in all, 0.84 acre, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

Lot 28 A
Lot 28 A, as shown, hereon is hereby reserved by JM TODO LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of the City of Delray Beach, Florida, and is the perpetual maintenance obligation of said JM TODO LLC, a Florida limited liability company, its successors and assigns, without recourse to City of Delray Beach.

10' DRAINAGE EASEMENT
The 10 foot drainage easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of JM TODO LLC, a Florida limited liability company, its successors and assigns, without recourse to City of Delray Beach.

10' WATER and SEWER EASEMENT
The 10 foot water and sewer easement as shown hereon is hereby dedicated exclusively to the City of Delray Beach for the purpose of access, construction, maintenance, and operation activities of water and sewer mains.

GENERAL UTILITY EASEMENT
The general utility easement as shown hereon is 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.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager, this 19th day of March, 2015.

WITNESS: Patricia Kelly
Patricia Kelly
Printed Name
WITNESS: Chevelle D. Nubin
Chevelle D. Nubin
Printed Name

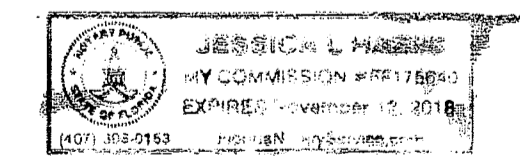
JM TODO LLC,
a Florida limited liability company
BY: Brian Dudley
Brian Dudley, Manager

DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT
State of Florida
County of Palm Beach

BEFORE me personally appeared Brian Dudley, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Manager of JM TODO LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 19th day of March, 2015.

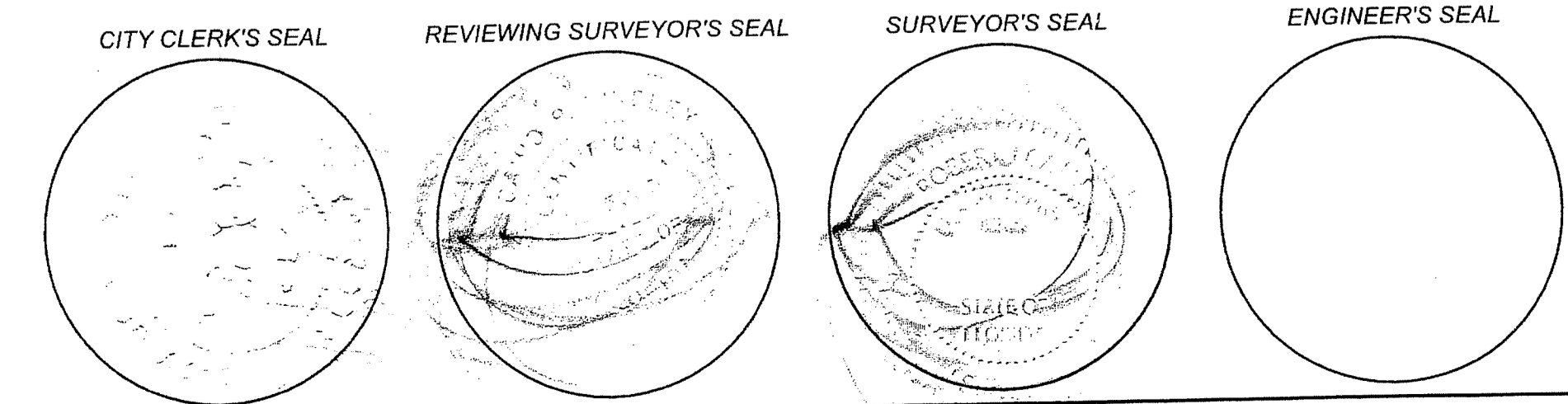
11/12/16
My Commission Expires:
FF175040
My Commission No.:



Jessica L. Hazel
Signature of Notary Public
JESSICA L. HAZEL
Printed Name of Notary Public



- NOTES**
- The City of Delray Beach is hereby granted the right of access for emergency and maintenance purposes.
 - There shall be no buildings or any kind of construction placed on water, sewer or drainage easements. No structures shall be placed within a horizontal distance of 10 feet from any existing or proposed City of Delray Beach maintained water, sewer or drainage facilities. 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 other utility easements shall be allowed only after consent of all the utility companies occupying same.
 - All distances are ground and based on the U.S. survey foot.
 - Angles shown hereon are based on the East line of the West half of the Southeast quarter of Section 4, Township 46 South, Range 43 East, having an assumed azimuth of 358°03'59", being a well established and monumented line as shown on the plat of Delray Beach Estates as recorded in Plat Book 21, Page 13, Public Records of Palm Beach County, Florida.



This instrument prepared by: Robert J. Cajal
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
561/640-4551

