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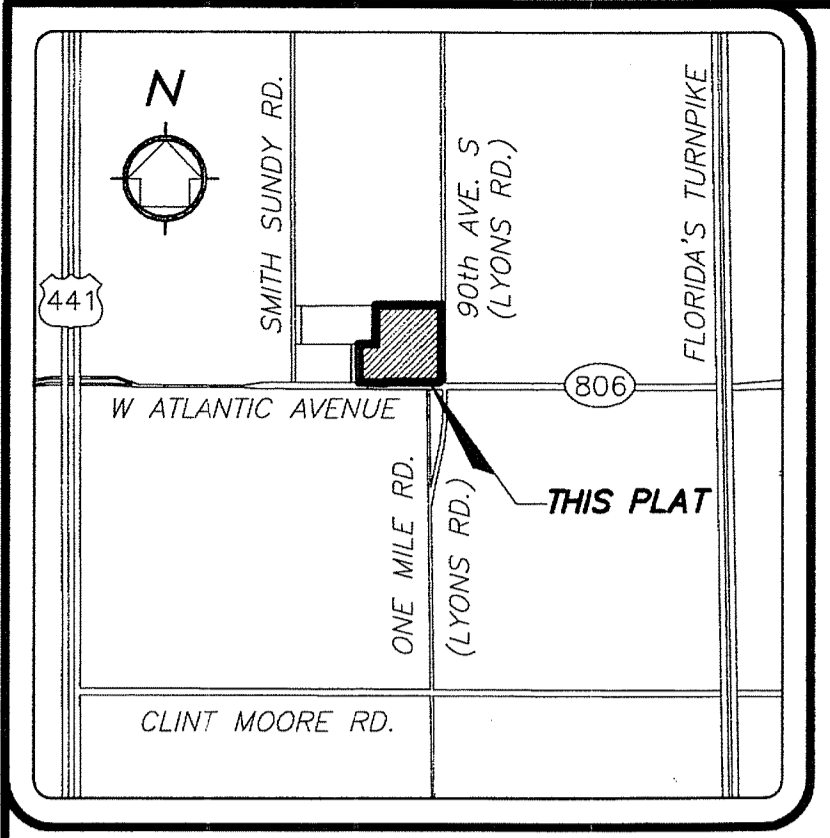
State of Florida } SS
County of Palm Beach }
THIS PLAT WAS FILED FOR RECORD AT 12:07 P.M.
THIS 29th DAY OF JULY A.D. 2015 AND DULY RECORDED
IN PLAT BOOK 120 ON PAGES 23 THROUGH 27
SHARON R. BOCK CLERK AND COMPTROLLER
BY: Debra R. Shelton DEPUTY CLERK

SHEET 1 OF 7 SHEETS



DELRAY MARKETPLACE, REPLAT NO. 1

BEING A REPLAT OF A PORTION OF TRACT B, DELRAY MARKETPLACE PRESERVE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, AT PAGE 95 THROUGH 97 INCLUSIVE, AND ALL OF DELRAY MARKETPLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, AT PAGE 19 THROUGH 26 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING AND SITUATE IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP (NOT TO SCALE)

DEDICATIONS AND RESERVATIONS

State of Florida } SS
County of Palm Beach }

Know all men by these presents that KRG/Atlantic Delray Beach, LLC, a Florida limited liability company, owner of the land shown hereon as DELRAY MARKETPLACE, REPLAT NO. 1, being a Replat of a portion of Tract B, DELRAY MARKETPLACE PRESERVE 3, according to the plat thereof, as recorded in Plat Book 111, at Page 95 through 97 inclusive, and all of DELRAY MARKETPLACE, according to the plat thereof, as recorded in Plat Book 115, at Page 19 through 26 inclusive, of the Public Records of Palm Beach County, Florida, said lands lying and situate in Sections 17 and 18, Township 46 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

All of the plat of, DELRAY MARKETPLACE, according to the Plat thereof as recorded in Plat Book 115, at Page 19 through 26 inclusive, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH:

A portion of Tract B, DELRAY MARKETPLACE PRESERVE 3, according to the Plat thereof as recorded in Plat Book 111, at Page 95 through 97 inclusive, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Tract B, said point being the POINT OF BEGINNING; Thence South 89°08'50" West along the South line of said Tract B, for 258.64 feet; Thence North 00°51'10" West, for 659.09 feet to the North line of said Tract B, the following two (2) courses being along the North and the East line of said Tract B; Thence North 89°00'55" East, for 256.15 feet; Thence South 01°04'09" East, for 659.69 feet to the POINT OF BEGINNING.

Said parcel being further described by metes and bounds as follows:

BEGIN at the Northeast corner of, DELRAY MARKETPLACE, according to the Plat thereof, as recorded in Plat Book 115, at Page 19 through 26 inclusive, of the Public Records of Palm Beach County, Florida; Thence South 01°03'00" East, for 1,268.38 feet; Thence South 44°29'01" West, for 45.09 feet; Thence South 89°00'55" West, for 905.49 feet; Thence South 01°04'09" East, for 12.50 feet; Thence South 89°32'49" West, for 482.36 feet; Thence North 01°03'00" West, for 669.45 feet; Thence North 89°08'50" East, for 223.47 feet; Thence North 00°51'10" West, for 659.09 feet; Thence North 89°00'55" East, for 1,194.26 feet to the POINT OF BEGINNING.

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

- 1. Tract A-1, as shown hereon is hereby reserved for the owner, KRG/Atlantic Delray Beach, LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the Zoning Regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County.
- 2. Tract B-1 (100' Lyons Road Rural Parkway Preserve Area) as shown hereon, pursuant to Article 3.E.2.F.3 of the Palm Beach County Unified Land Development Code, is hereby dedicated as the open space preserve area for Delray Marketplace Development Control Number 2004-00616 and is subject to the Conservation Easement Recorded in Official Records Book 2-7516, Pages 2-89 through 2-99 of the Public Records of Palm Beach County, Florida, in favor of Palm Beach County. Tract B-1 (100' Lyons Road Rural Parkway Preserve Area) is hereby reserved for Delray Marketplace Master Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- 3. The Ingress/Egress Easements over Tract B-1, as shown hereon, are the ingress/egress for vehicular, pedestrian and utility purposes consistent with a 100' rural parkway within a conservation easement, and are hereby the perpetual maintenance obligation of Delray Marketplace Master Association, Inc., its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named limited liability company, has caused these presents to be signed by its Chief Operating Officer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors.

This 24th Day of February 2015

KRG/Atlantic Delray Beach, LLC,
a Florida Limited Liability Company,
By: KRG Delray Beach, LLC,
an Indiana Limited Liability Company,
authorized to do business in Florida,
its Managing Member

Witness: Andrea L. Louder
Andrea L. Louder
(Print Name)
Witness: Theresa Littleton
Theresa Littleton
(Print Name)

By: Thomas K. McGowan
Thomas K. McGowan
Chief Operating Officer

ACKNOWLEDGMENT

State of Indiana } SS
County of Marion }

Before me personally appeared Thomas K. McGowan who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Chief Operating Officer of KRG Delray Beach, LLC, an Indiana Limited Liability Company, authorized to do business in Florida, the Managing Member of KRG/Atlantic Delray Beach, LLC, a Florida limited liability company, 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.

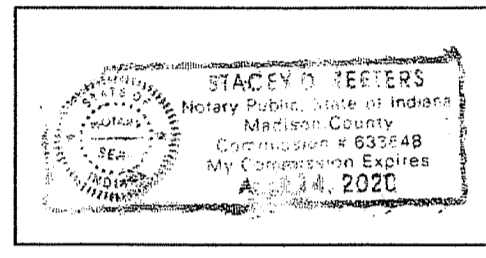
WITNESS my hand and official seal this 24th day of February 2015

My commission expires: April 14, 2020 (Date)

By: Stacey D. Teeters
Notary Public

Print Name: Stacey D. Teeters

Commission Number: 633648



ACCEPTANCE OF RESERVATIONS

State of Indiana } SS
County of Marion }

The Delray Marketplace Master Association, Inc., a Florida corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24th day of February 2015

Delray Marketplace Master Association, Inc.,
a Florida corporation not for profit

Witness: Andrea L. Louder
Andrea L. Louder
(Print Name)

By: Thomas K. McGowan
Thomas K. McGowan, President

Witness: Theresa Littleton
Theresa Littleton
(Print Name)

ACKNOWLEDGMENT

State of Indiana } SS
County of Marion }

Before me personally appeared Thomas K. McGowan who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of Delray Marketplace Master Association, Inc., a Florida corporation not for profit, 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.

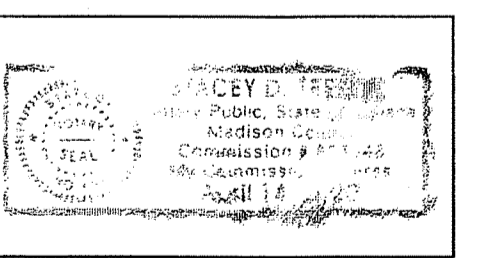
WITNESS my hand and official seal this 24th day of February 2015

My commission expires: April 14, 2020 (Date)

By: Stacey D. Teeters
Notary Public

Print Name: Stacey D. Teeters

Commission Number: 633648



MORTGAGEE'S CONSENT

State of Indiana } SS
County of Marion }

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 owners thereof and agrees that its mortgage which is recorded in Official Records Book 24865, at page 459 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, as Trustee and its corporate seal to be affixed hereon by and with the authority of its board of directors this 20th day of February 2015

Bank of America, N.A.,
a National Banking Association

Witness: Steven L. Karn
STEVEN L. KARN
(Print Name)

By: Anne Quenette Krueger
Anne Quenette Krueger, SVP
(Print Name and Title)

Witness: Leigh A. Hueston
Leigh A. Hueston
(Print Name)

ACKNOWLEDGMENT

State of Indiana } SS
County of Marion }

Before me personally appeared Anne Quenette Krueger who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as SVP of Bank of America, N.A., a National Banking Association, and severally acknowledged to and before me that (he) (she) executed such instrument as such officer of said association, and that said instrument is the free act and deed of said association.

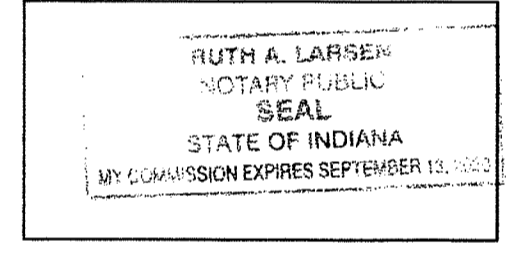
WITNESS my hand and official seal this 20th day of February 2015

My commission expires: 9/13/20 (Date)

By: Ruth A. Larsen
Notary Public

Print Name: Ruth A. Larsen

Commission Number: 636785



TITLE CERTIFICATION

State of Florida } SS
County of Palm Beach }

I, Shawn Bayne/Butters, 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 in KRG/Atlantic Delray Beach, LLC, a Florida limited liability company; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that all mortgages not satisfied or released of record or 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: 5/28/15

By: Shawn Bayne/Butters, Esq.
Shawn Bayne/Butters, Esq.
Licensed in Florida
Florida Bar No. 965362

PALM BEACH COUNTY APPROVAL

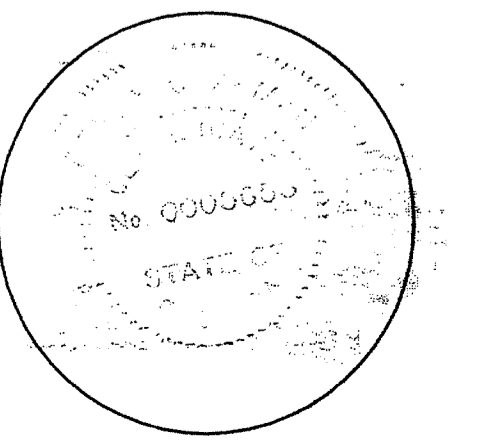
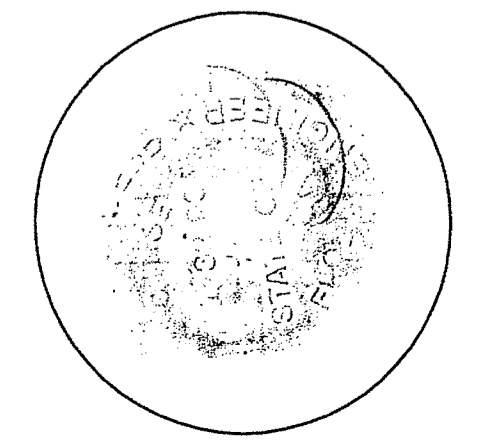
State of Florida } SS
County of Palm Beach }

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 29th day of June 2015, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

By: George T. Webb, P.E.
George T. Webb, P.E.
County Engineer
Palm Beach County, Florida

PALM BEACH COUNTY ENGINEER

PROFESSIONAL SURVEYOR AND MAPPER



TABULAR DATA:

DELRAY MARKETPLACE, REPLAT NO. 1
Control Number: 2004-00616
Total Area of Plat: = 39.74 Acres±
Tract A-1: = 36.72 Acres±
Tract B-1: = 3.02 Acres±

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 Section 177.091(9), Florida Statutes, have been placed as required by law; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

This 4th day of JUNE 2015

By: Derek G. Zeman
Derek G. Zeman
Professional Surveyor and Mapper,
License No. 5655
State of Florida

SURVEYOR'S NOTES

- 1.) 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 supplanting 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 Palm Beach County.
- 2.) The bearings shown upon this survey are based on Grid North, Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment) as established by the South line of the Southwest one-quarter (SW 1/4) of Section 17, Township 46 South, Range 42 East being North 89°58'59" West, and all other bearings recited hereon are relative thereto.
- 3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). Control measurements meet or exceed closure for Commercial/High Risk Linear: 1 foot in 10,000 feet horizontally and were verified through a redundancy of measurements. All distances are ground distances in U.S. Survey Feet unless otherwise noted. Scale Factor = 1.0000220839
Grid Distance = (Ground Distance) x (Scale Factor)
- 4.) In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
- 5.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits, as required for such encroachment.
- 6.) The building setbacks shall be as required by current Palm Beach County Zoning Regulations.

WGI
Wantman Group, Inc.
Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(888) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCE - TAMPA
THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655
FOR THE FIRM: WANTMAN GROUP, INC.