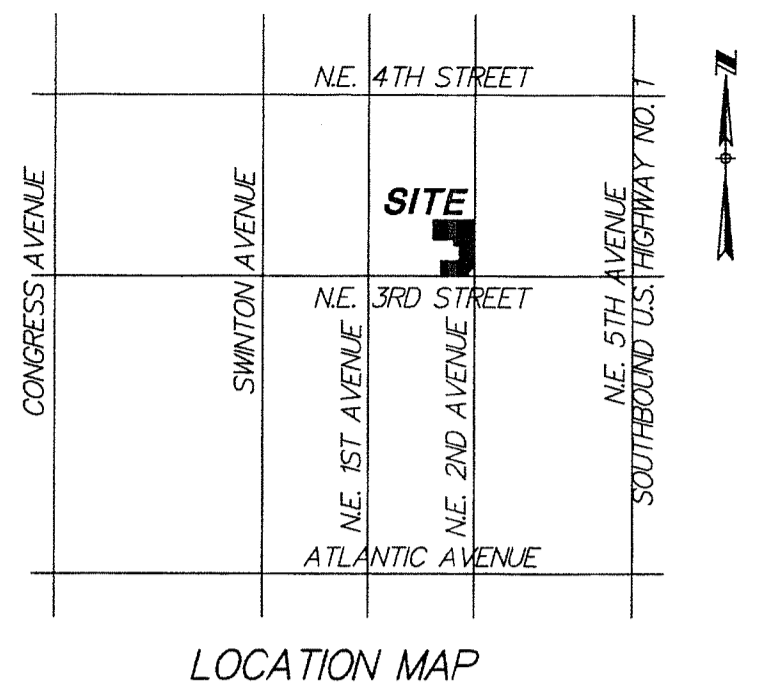


CANNERY ROW-REPLAT OF LOTS 11-13

BEING A REPLAT OF LOTS 11, 12 AND 13, CANNERY ROW (PLAT BOOK 109, PAGES 133-134, P.R.P.B.CO.), LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

MARCH, 2015
SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445. (561) 276-4501



COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 12:55 PM
THIS 17 DAY OF January
2016, AND DULY RECORDED IN PLAT BOOK NO. 191 ON PAGE 17-18

SHARON B. ECK, CLERK OF CIRCUIT COURT
BY Wanda R. ... D.C.



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. 177.091(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.

Paul D. Engle 9/14/15
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
95 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
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-REPLAT OF LOTS 11-13", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 10-16-15
David P. Lindley, P.L.S.
DAVID P. LINDLEY, P.L.S.
LICENSE #5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. L.B. 3591

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, SUTER & 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 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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

MORTGAGEE'S CONSENT

STATE OF Massachusetts
COUNTY OF Norfolk

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, AS AMENDED AND MODIFIED, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President, THIS 02 DAY OF September, 2015.

CHC RFP DELRAY VERO, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY
BY: CHC RFP VI JV CORP., A MASSACHUSETTS CORPORATION, AS MANAGER

WITNESS: Angela Boylan NAME: Angela Boylan
WITNESS: Sara Goodman NAME: Sara Goodman
BY: David S. Allen NAME: David S. Allen
TITLE: President

ACKNOWLEDGMENT

STATE OF Massachusetts
COUNTY OF Norfolk

BEFORE ME PERSONALLY APPEARED David S. Allen WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF CHC-RFP VI JV CORP., A MASSACHUSETTS CORPORATION, AS MANAGER OF CHC RFP DELRAY VERO, LLC, A MASSACHUSETTS 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 02 DAY OF September, 2015.

MY COMMISSION EXPIRES: November 6, 2019 BY: Gerald L. Stobbe NAME: Gerald L. Stobbe
NOTARY PUBLIC

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 25894, PAGE 1342 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED AND MODIFIED, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF September, 2015.

WITNESS: John Martin NAME: John Martin
PALM BEACH COMMUNITY BANK, A FLORIDA BANKING CORPORATION
WITNESS: James Nugent NAME: James Nugent
TITLE: EVP

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED James Nugent WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec Vice President OF PALM BEACH COMMUNITY BANK, A FLORIDA BANKING CORPORATION, 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 29 DAY OF September, 2015.

MY COMMISSION EXPIRES: 11/7/2016 BY: Margaret Francis Spelt NAME: Margaret Francis Spelt
NOTARY PUBLIC

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 27600, PAGE 783 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager, THIS 2nd DAY OF October, 2015.

LEEWARD CAPITAL GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Paul D. Engle NAME: Paul D. Engle
WITNESS: Christine Engle NAME: Christine Engle
BY: Cary Glickstein NAME: Cary Glickstein
TITLE: Manager

ACKNOWLEDGMENT

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 MANAGER OF LEEWARD CAPITAL GROUP 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 2ND DAY OF OCTOBER, 2015.

MY COMMISSION EXPIRES: 5 SEP 11, 2018 BY: Carol Ford Baxter NAME: CAROL FORD BAXTER
NOTARY PUBLIC #FF136355

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, JOHN T. METZGER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1062-3243079, EFFECTIVE AS OF SEPTEMBER 24, 2014, AS UPDATED THROUGH AUGUST 7, 2015, REGARDING 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: 7/21/2015
NAME: JOHN T. METZGER, ESQ.
ATTORNEY, STATE OF FLORIDA

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 LOTS 11, 12 AND 13, CANNERY ROW (PLAT BOOK 109, PAGES 133-134, P.R.P.B.CO.) LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "CANNERY ROW-REPLAT OF LOTS 11-13", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11, 12 AND 13, CANNERY ROW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 133 AND 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4,836 SQUARE FEET OR 0.11 ACRE, MORE OR LESS.

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

LOTS 11 AND 13 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "O" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC PARK PURPOSES ONLY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH SUBJECT TO THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF CANNERY ROW, AS RECORDED IN OFFICIAL RECORDS BOOK 22907, PAGE 1207, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NO IMPROVEMENTS SHALL BE CONSTRUCTED ON TRACT "O", OTHER THAN LANDSCAPING, FENCING, PAVER BRICKS, IRRIGATION AND WATER SERVICE.

THE GENERAL UTILITY EASEMENT SHOWN HEREON IS DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, 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 2nd DAY OF October, 2015.

CANNERY ROW LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: Ironwood Development, Inc., A FLORIDA CORPORATION, AS MANAGING MEMBER

WITNESS: Paul D. Engle NAME: Paul D. Engle
WITNESS: Christine Engle NAME: Christine Engle
BY: Cary Glickstein NAME: Cary Glickstein
TITLE: AS ITS 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, MANAGING MEMBER OF CANNERY ROW, A FLORIDA LIMITED LIABILITY COMPANY 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 2ND DAY OF OCTOBER, 2015.

MY COMMISSION EXPIRES: 5 OCT 11, 2018 BY: Carol Ford Baxter NAME: CAROL FORD BAXTER
COMMISSION NO.: FF136355

CITY APPROVAL:

THIS PLAT OF "CANNERY ROW-REPLAT OF LOTS 11-13" AS APPROVED ON THE 12/5/15 DAY OF December, A.D. 2015, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

ATTEST: Shawn D. Nelson NAME: Shawn D. Nelson
VICE-MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Timothy Stillman 12/5/15 NAME: Timothy Stillman
DIRECTOR OF PLANNING AND ZONING
Shawn D. Nelson 12/5/15 NAME: Shawn D. Nelson
DIRECTOR OF PARKS AND RECREATION
Isaac Kowner 1/12/15 NAME: Isaac Kowner
CITY ENGINEER

