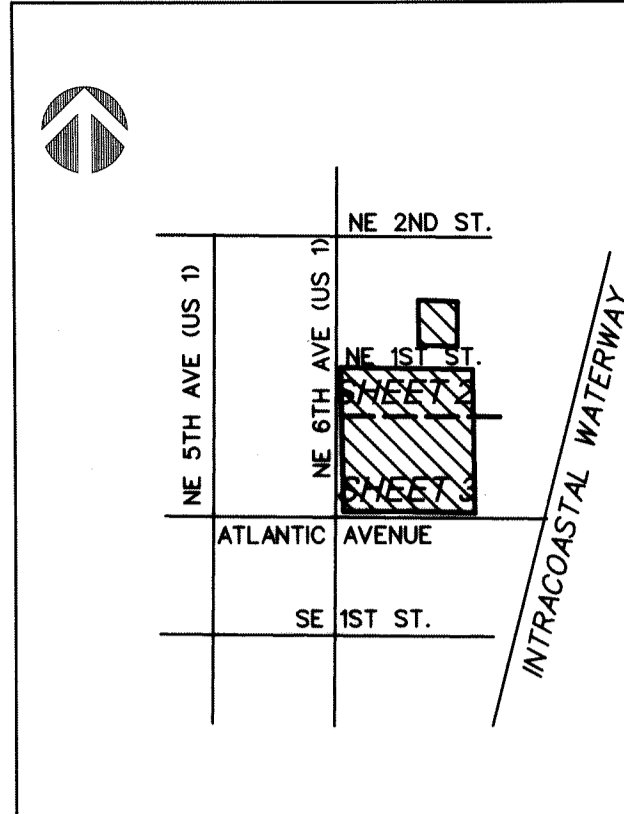


20180036721

80

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 13:05 PM  
THIS 29 DAY OF January  
2018 AND DULY RECORDED  
IN PLAT BOOK 145 ON PAGES  
80 THROUGH 95  
SHARON R. BOCK, CLERK AND  
COMPTROLLER  
BY: *Sharon R. Bock*



LOCATION MAP  
NOT TO SCALE



SHEET 1 OF 6

# ATLANTIC CROSSING

A REPLAT OF A PORTION OF "CDS DELRAY REDEVELOPMENT" (P.B. 116, PGS. 172-182, P.B.C.R.),  
TOGETHER WITH A PORTION OF BLOCK 123, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.)  
IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

NOVEMBER, 2017

14167

**PERIMETER**  
SURVEYING & MAPPING  
Certificate of Authorization No. LB7264  
Prepared by Jeff S. Hodapp, P.S.M.  
947 Clint Moore Road  
Boca Raton, Florida 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EDWARDS ATLANTIC AVENUE, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND EDWARDS INTRACOASTAL, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF "CDS DELRAY REDEVELOPMENT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116 AT PAGES 172 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 123, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "A", "B", "C", "D" AND "E", "CDS DELRAY REDEVELOPMENT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 172 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 104.42 FEET OF THE WEST 175 FEET OF BLOCK 123, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

BEGINNING AT A POINT 157 FEET (156.75 MEASURED) NORTH OF THE SOUTHWEST CORNER OF BLOCK 123 ON THE SOUTH LINE OF THE PLAT OF "SEESTEDT-STEVEN'S SUBDIVISION", PLAT BOOK 18, PAGE 3; THENCE EAST 175 FEET; THENCE SOUTH 52 FEET 4 INCHES; THENCE WEST 175 FEET; THENCE NORTH 52 FEET 4 INCHES TO THE POINT OF BEGINNING, ALL IN BLOCK 123, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 9.229 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "ATLANTIC CROSSING" AND FURTHER DEDICATE AS FOLLOWS:

- TRACTS A AND B, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR PUBLIC SIDEWALK PURPOSES.
- THE INGRESS-EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FOR THE PURPOSE OF PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- THE NON-VEHICULAR ACCESS LINES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS TO ADJOINING RIGHTS-OF-WAY.
- THE GENERAL UTILITY EASEMENTS (G.U.E.S.) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE OR 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 UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CITY OF DELRAY BEACH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SANITARY SEWER FACILITIES WITHIN GENERAL UTILITY EASEMENTS.
- THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 20th DAY OF June, 2017.

EDWARDS ATLANTIC AVENUE, LLC,  
AN OHIO LIMITED LIABILITY COMPANY

WITNESS: *Thomas Magers* BY: *Dean C. Kussos*  
PRINT NAME: Thomas Magers PRESIDENT  
CFD-CHIEF FINANCIAL OFFICER

WITNESS: *John A. Leibius*  
PRINT NAME: John A. Leibius  
CFD-CHIEF FINANCIAL OFFICER

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Dean Kussos* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *OWNER LICENSE IDENTIFICATION*, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *E.P.O.* OF EDWARDS ATLANTIC AVENUE LLC, AN OHIO LIMITED LIABILITY COMPANY, 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 COMPANY SEAL OF SAID COMPANY AND THAT IT IS 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 20th DAY OF June, 2017.

MY COMMISSION EXPIRES: May 18, 2018 NOTARY PUBLIC  
*Kim Millington*  
PRINT NAME: Kim Millington

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 20th DAY OF June, 2017.

EDWARDS INTRACOASTAL, LLC,  
AN OHIO LIMITED LIABILITY COMPANY

WITNESS: *Thomas Magers* BY: *Dean C. Kussos*  
PRINT NAME: Thomas Magers PRESIDENT  
CFD-CHIEF FINANCIAL OFFICER

WITNESS: *John A. Leibius*  
PRINT NAME: John A. Leibius  
CFD-CHIEF FINANCIAL OFFICER

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Dean Kussos*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *OWNER LICENSE IDENTIFICATION*, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *E.P.O.* OF EDWARDS INTRACOASTAL, LLC, AN OHIO LIMITED LIABILITY COMPANY, 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 COMPANY SEAL OF SAID COMPANY AND THAT IT IS 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 20th DAY OF June, 2017.

MY COMMISSION EXPIRES: May 18, 2018 NOTARY PUBLIC  
*Kim Millington*  
PRINT NAME: Kim Millington

### MORTGAGEE'S CONSENT

STATE OF OHIO } SS  
COUNTY OF FRANKLIN

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 RECORD BOOK 28372 AT PAGE 471 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FIRST VICE PRESIDENT AND ITS BANK SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF June, 2017.

FIRST FINANCIAL BANK,  
AN OHIO STATE CHARTERED BANK

WITNESS: *Lisa Tsen* BY: *Lisa Tsen*  
PRINT NAME: Lisa Tsen PRESIDENT  
PRINT NAME: LISA TSEN  
TITLE: FIRST VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF OHIO } SS  
COUNTY OF FRANKLIN

BEFORE ME PERSONALLY APPEARED *Lisa Tsen*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *OWNER LICENSE IDENTIFICATION*, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF FIRST FINANCIAL BANK, AN OHIO STATE CHARTERED BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE BANK SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF June, 2017.

MY COMMISSION EXPIRES: July 20, 2020 NOTARY PUBLIC,  
STATE OF OHIO

### MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS  
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 RECORD BOOK 29034 AT PAGE 1142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF June, 2017.

CDS INTERNATIONAL REALTY, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Michael J. Cavelli* BY: *William Milmo*  
PRINT NAME: Michael J. Cavelli PRESIDENT  
PRINT NAME: WILLIAM MILMOE  
TITLE: MANAGER

WITNESS: *Karen Zecher*  
PRINT NAME: Karen Zecher  
TITLE: MANAGER

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM MILMOE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *OWNER LICENSE IDENTIFICATION*, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANGER OF CDS INTERNATIONAL REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 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 26th DAY OF June, 2017.

MY COMMISSION EXPIRES: 12/31/2019  
*Karen Zecher*  
NOTARY PUBLIC  
STATE OF FLORIDA # FF204857

### CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

THIS PLAT OF "ATLANTIC CROSSING", AS APPROVED ON THE 6th DAY OF June, 2017, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

*Angie Smith* ATTEST: *Kateri Johnson*  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

*Anthony Stilling* CHAIRPERSON PLANNING & ZONING BOARD  
*Kateri Johnson* CITY ENGINEER  
*Sharon B. Lewis* UTILITIES DIRECTOR  
*Michael Barletta* PUBLIC WORKS DIRECTOR

### REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 12/2/17  
DAVID PAUL LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 55005  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC. LB #3591

### TITLE CERTIFICATION

STATE OF FLORIDA } SS  
COUNTY OF HILLSBOROUGH

I, ANDREW M. O'MALLEY, 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 TO EDWARDS ATLANTIC AVENUE, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND EDWARDS INTRACOASTAL, LLC, AN OHIO LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2016; 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: June 22, 2017 BY: *Andrew M. O'Malley*  
ANDREW M. O'MALLEY, ESQ., ATTORNEY AT LAW  
MEMBER OF THE FLORIDA BAR  
NUMBER 259357

### NOTES:

- ALL PLAT BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID ATLANTIC AVENUE. GRID BEARINGS SHOWN ARE DETERMINED FROM STATE PLANE COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PLAT IS 1.000048. THE ROTATION FROM STATE PLANE TO PLAT BEARINGS IS 00°40'10" CLOCKWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- 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.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDED OF THIS PLAT, A REPLAT OF PORTIONS OF "CDS DELRAY REDEVELOPMENT" (P.B. 116, PGS. 172-182, P.B.C.R.) AND A PORTION OF "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.), AND THE PREVIOUSLY REPLATTED "SUBDIVISION OF BLOCK 124, DELRAY BEACH, FLORIDA" (P.B. 18, PG. 91, P.B.C.R.), AND "ATLANTIC PLAZA" (P.B. 50, PG. 129, P.B.C.R.) SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.

### 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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET AND THE GUARANTEES POSTED WITH THE CITY COMMISSION 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 THE CITY OF DELRAY BEACH.

DATE: November 7, 2017  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

