

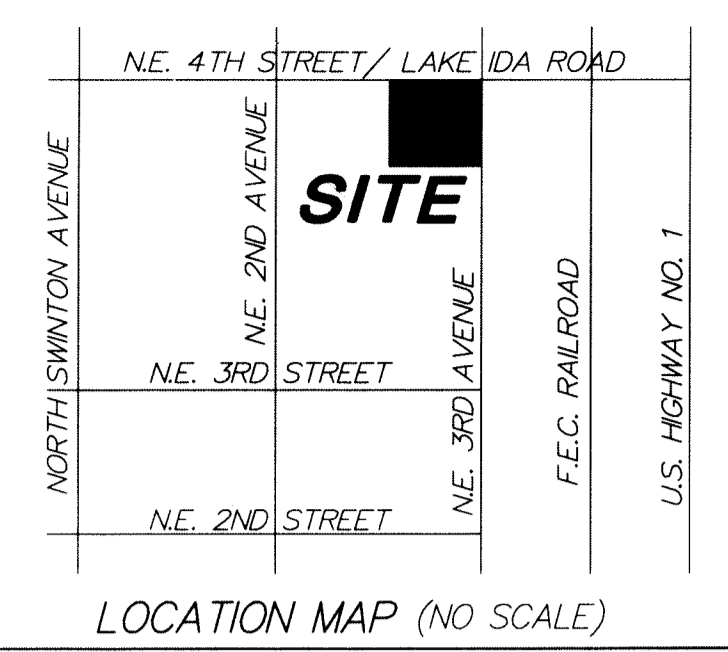
TOWNHOMES AT 214 4TH

BEING A REPLAT OF LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

48

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 9:19am
THIS 12th DAY OF March
2020 AND DULY RECORDED IN PLAT BOOK NO
130 ON PAGE 48-49
SHARON BOOK CLERK AND COMPTROLLER
BY *[Signature]* DC



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WFL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TOWNHOMES AT 214 4TH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS TOWNHOMES AT 214 4TH AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 5 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

TRACT "C" IS HEREBY DEDICATED TO THE TOWNHOMES AT 214 4TH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS AND/OR ASSIGNS FOR INGRESS-EGRESS AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWNHOMES AT 214 4TH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO WATER, SANITARY SEWER, 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 ANY WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY THE OWNER TO THE CITY OF DELRAY BEACH, ITS SUCCESSORS, AND ASSIGNS (HEREAFTER "CITY") FOR THE PURPOSE OF CONSTRUCTION OF A PEDESTRIAN CLEAR ZONE FOR PUBLIC PEDESTRIAN PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN THE PEDESTRIAN CLEAR ZONE IN CONFORMANCE WITH THE CITY'S PRACTICES OF MAINTAINING PUBLIC SIDEWALKS THROUGHOUT THE CITY, WITHOUT RECOURSE TO THE CITY, THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ERRECT NO BUILDING OR AFFECT ANY KIND OF CONSTRUCTION OR IMPROVEMENTS UPON THE EASEMENT THAN THE AFOREMENTIONED PEDESTRIAN CLEAR ZONE. CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF July, 2019.

WFL LAND, LLC
FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]*
PRINT NAME: Javier Huack
BY: *[Signature]*
WITNESS: *[Signature]*
PRINT NAME: Enrique Arguillo

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM F. LANDSEA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER/SECRETARY OF WFL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MEMBER/SECRETARY 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 10th DAY OF July, 2019.
MY COMMISSION EXPIRES: August 29, 2019
NOTARY PUBLIC
NAME: RICARDO LOPEZ
COMMISSION NO.: FF24769

CITY APPROVAL:

THIS PLAT OF "TOWNHOMES AT 214 4TH" AS APPROVED ON THE 3rd DAY OF March, A.D. 2019 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: *[Signature]*
CITY CLERK: *[Signature]*
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
DEVELOPMENT SERVICES DIRECTOR: *[Signature]*
CHAIRPERSON, PLANNING AND ZONING: *[Signature]*
FIRE MARSHAL: *[Signature]*
CITY ENGINEER: *[Signature]*

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, KENNETH M. KALEEL, 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 WFL LAND, 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 THIS PLAT.
DATE: 11/5/19
KENNETH M. KALEEL, ESQ.
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 61608

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT 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 28645, AT PAGE 393 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 HEREO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF July, 2019.

CENTERSTATE BANK OF FLORIDA, N.A.
A FLORIDA BANKING CORPORATION
WITNESS: *[Signature]*
PRINT NAME: Stacey Giers
BY: *[Signature]*
PRINT NAME: Matthew Sheehan
TITLE: Vice President
WITNESS: *[Signature]*
PRINT NAME: Gloria Fuster

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Matthew Sheehan WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF CENTERSTATE BANK OF FLORIDA, N.A., A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS Vice President 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 25 DAY OF July, 2019.
MY COMMISSION EXPIRES: Jan 15, 2020
NOTARY PUBLIC
NAME: Shauna Weller
COMMISSION NO.: 060116905

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH
THE TOWNHOMES AT 214 4TH HOMEOWNER'S 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 10th DAY OF July, 2019.
TOWNHOMES AT 214 4TH HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *[Signature]*
PRINT NAME: Bruce Nelson
BY: *[Signature]*
WITNESS: *[Signature]*
PRINT NAME: Kimberly Jones

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM F. LANDSEA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TOWNHOMES AT 214 4TH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 10th DAY OF July, 2019.
MY COMMISSION EXPIRES: August 29, 2021
NOTARY PUBLIC
NAME: Kimberly Jones
COMMISSION NO.: 68117980

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 "TOWNHOMES AT 214 4TH", 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: 12/3/19
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. L.B. 3591

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 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.
DATE 6/25/19
Paul D. Engle
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLITER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

