

DELRAY MARKETPLACE

BEING A REPLAT OF TRACTS 98, 99 AND A PORTION OF TRACTS 97, 100 AND 124 THROUGH 128, ALL OF BLOCK 18, "PALM BEACH FARMS COMPANY PLAT NO. 1", AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 2 OF 8 AUGUST 2011



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____

A.D. 2012 AND DULY RECORDED

IN PLAT BOOK _____ ON PAGES ____ THROUGH ___

SHARON R. BOCK CLERK AND COMPTROLLER

BY: DEPUTY CLERK

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA INDIANA COUNTY OF PALM BEACH MARION

DELRAY MARKETPLACE MASTER ASSOCIATION, INC., 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 26th DAY OF January , 2012.

DELRAY MARKETPLACE MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

John Girad

PRINT NAME: THE PRESIDENT

WITNESS: James & Stranger Carmen N. Thompson

ACKNOWLEDGMENT:

STATE OF FLORIDA INDIANA COUNTY OF PALM BEACH MARTIN

BEFORE ME PERSONALLY APPEARED TOMMOS K TECONOMIC WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF DELRAY MARKETPLACE MASTER ASSOCIATION, INC., A FLORIDA 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 PRESONING INSTRUMENT IS THE CORPORATE SAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT BY DUE AND DEED OF SAID CORPORATION AND THAT SAID INSTRUMENT BY DUE AND DEED OF SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS 2012 DAY OF January , 2012.

MY COMMISSION EXPIRES: 9/11/2014 (DATE) NOTARY PUBLIC
PRINT NAME: SOFTAN E KNESTER

COMMISSION NUMBER: 553566



MORTGAGEE'S CONSENT:

STATE OF THE STATE MARK

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 24866 AT PAGE 459 OF THE PUBLIC RECORDS FOR PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1974 DAY OF JANUARY, 2012.

WITNESS: John Krone JOHN Thomas (PRINT NAME)

WITNESS: Se Lib Shane Whitson Jone Quenette Kruss

ANNE QUENETTE KRUER (PRINT NAME AND TITLE)
VICE PRESIDENT

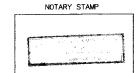
ACKNOWLEDGMENT:

STATE OF THE INDIANA COUNTY OF MARION

BEFORE ME PERSONALLY APPEARED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE AS IDENTIFICATION, AND BEFORE ME THAT ASSOCIATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] 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 19th DAY OF January . 2012. MY COMMISSION EXPIRES: 9-13-12

PRINT NAME: Ruth A Summers Larsen COMMISSION NUMBER: _



TITLE CERTIFICATION:

I TIMOTHY G. GLASS, P.A. 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 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 NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT, THE GREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 300 DAY OF January, 2012. TIMOTHY G. GLASS, P.A. FLORIDA BAR NO. 0741671

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS Limit DAY OF PEDROCIU A.D., 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

TABULAR DATA:

DEVELOPABLE SITE (TRACT A)

= 33.16 ACRES

100' LYONS ROAD RURAL PARKWAY (TRACT B) (TRACT C) (TRACT D)

= 0.72 ACRES







SURVEYOR'S NOTES:

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.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS, 1983 NORTH AMERICAN DATUM (1990) ALL BEARINGS SHOWN HEADY ARE VAIL BEARINGS, 1903 NORTH AMERICAN DATUM (190 ADJUSTMENT), FLORIDA EAST ZONE. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS NORTH 89'58'59" WEST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

COORDINATES SHOWN HEREON ARE GRID COORDINATES DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
READJUSTED PER PALM BEACH COUNTY (1998 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

- TRACTS "B, C & D" (100' LYONS ROAD RURAL PARKWAY PRESERVE AREA):
 PERMITTED USES:

 1. LANDSCAPE CONSISTING OF NATIVE AND OTHER PLANT AND SHRUB MATERIAL AS
 APPROVED BY THE PALM BEACH COUNTY PLANNING DIVISION;

 2. PEDESTRIAN AND EQUESTRIAN PATHWAYS;

 3. UNDULATING BERM, NO TALLER THAN FIVE FEET;

 4. BENCHES/PEDESTRIAN GATHERING AREAS WITH A WATER FOUNTAIN;

 5. A TEN FOOT UTILITY EASEMENT LOCATED ADJACENT TO THE LYONS ROAD RIGHT OF
 WAY:

- WAY; A BUS SHELTER EASEMENT;
- A BUS SHELTER EASEMENT;

 DRAINAGE/UTILITY EASEMENTS MAY ONLY BE PERMITTED WHICH TRANSVERSE (RUN PERPENDICULAR TO) THE PROPERTY TO PLACE DRAINAGE/UTILITIES IN THE DEVELOPABLE PORTION OF THE ADJOINING DEVELOPMENT AREA;

 MAINTENANCE AND UPKEEP OF THE PROPERTY AREA;

 IRRIGATION PIPING, PUMPS, ELECTRICAL SYSTEMS, LIGHTING ELEMENTS, AND LIGHTING FIXTURES NECESSARY TO IRRIGATE AND ILLUMINATE THE PROPERTY AREA AND LANDSCAPE MATERIALS PLANTED THEREIN;

 NON-VEHICULAR AND PEDESTRIAN INTERCONNECTS TRAVERSING THE PROPERTY AREA TO PROVIDE INGRESS AND EGRESS TO THE DEVELOPABLE OR PRESERVATION PORTION OF THE TMD; AND

 SUCH OTHER USES AS ARE PERMITTED WITHIN THE LYONS ROAD RURAL PARKWAY PURSUANT TO THE COMP PLAN OR THE CODE.

PROHIBITED USES:

- WALLS;
 STRUCTURES WITH THE EXCEPTION OF A BUS SHELTER, BENCHES OR PEDESTRIAN
 GATHERING AREA, AND A WATER FOUNTAIN AS APPROVED BY THE PALM BEACH COUNTY
 PLANNING DIVISION; AND
 SUCH OTHER USES AS ARE PROHIBITED WITHIN THE RURAL PARKWAY PRESERVE AREA
 PURSUANT TO THE COMP PLAN OR THE CODE.

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.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT THIS IS TO CERTIFY THAT THE PLAT SHOWN THEREON IS A TRUE AND CORRECT REPRESENTATION OF THE 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 CHAPTER 177.091(9), F.S., HAVE BEEN PLACED AS REQUIREMED BY LAWD, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE PALM BEACH COUNTY, FLORIDA

THIS DAY OF JANUARY, 2012.

BY: DEREK G. ZEMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5655



Engineering Planning Surveying Environmental 2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LUCENSE NO. 5655
FOR THE FIRM: WANTMAN GROUP, INC.