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133

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
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THIS 16 DAY OF APRIL
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IN PLAT BOOK 119 ON PAGES
133 THROUGH 134
SHARON R. BOCK, CLERK AND
COMPTROLLER

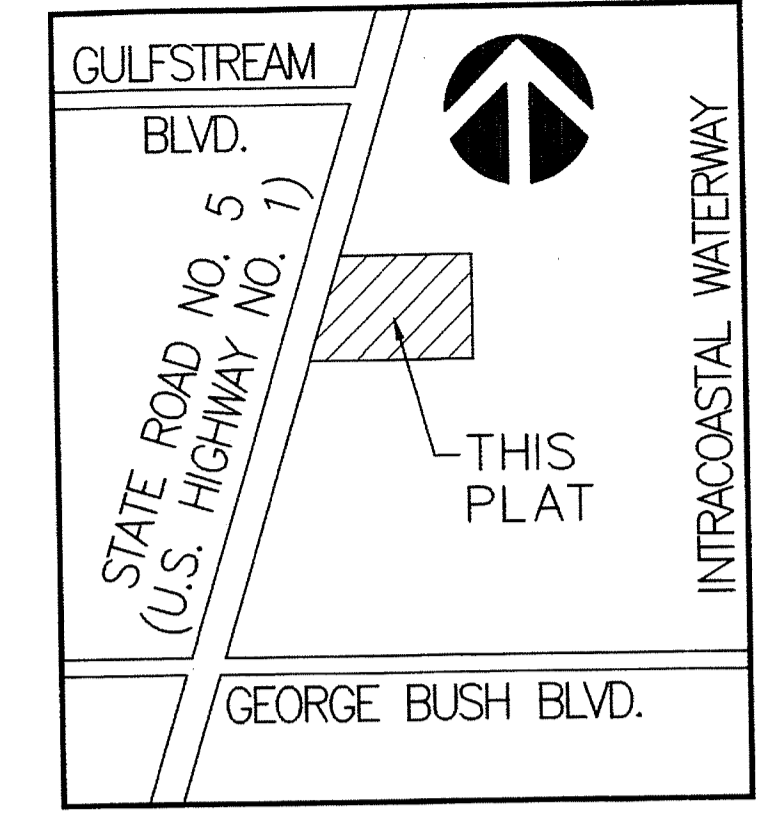
BY: *[Signature]* DC

SHEET 1 OF 2



DELRAY PRESERVE

A PORTION OF THE SOUTHEAST ONE-QUARTER TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
JANUARY 2015



LOCATION MAP
NOT TO SCALE

13169

PERIMETER SURVEYING & MAPPING

Prepared by: Jeff S. Hodapp, P.S.M.
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Boca Raton, Florida 33487
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DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MCA DELRAY PRESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE SOUTH 89°18'10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 131.25 FEET; THENCE NORTH 07°49'36" EAST, A DISTANCE OF 7.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 5679.65 FEET AND A CENTRAL ANGLE OF 01°26'45", A DISTANCE OF 143.31 FEET; THENCE SOUTH 80°43'39" EAST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CIRCULAR CURVE TO THE DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 5667.65 FEET AND A CENTRAL ANGLE OF 01°00'00", A DISTANCE OF 98.92 FEET; THENCE SOUTH 79°43'39" EAST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CIRCULAR CURVE, A DISTANCE OF 5.00 FEET TO A POINT ON THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 5662.65 FEET AND A CENTRAL ANGLE OF 00°12'00", A DISTANCE OF 19.77 FEET; THENCE NORTH 79°31'39" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CIRCULAR CURVE, A DISTANCE OF 17.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 5679.65 FEET AND A CENTRAL ANGLE OF 02°27'12", A DISTANCE OF 243.19 FEET (THE LAST EIGHT COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SHOWN ON STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION NO. 9301-205, ROAD NO. 5, PAGE 3 OF 10, DATED 1-1-56); THENCE NORTH 89°24'45" EAST ALONG THE NORTH LINE OF THE SOUTH 503.4 FEET OF THE SOUTHWEST ONE-QUARTER (SW 1/4) AND THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 4, A DISTANCE OF 686.11 FEET; THENCE SOUTH 01°53'16" EAST ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 4, A DISTANCE OF 503.56 FEET; THENCE SOUTH 89°24'45" WEST ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 663.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 8.568 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "DELRAY PRESERVE" AND FURTHER DEDICATES AS FOLLOWS:

- 1. TRACT A, AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED MCA DELRAY PRESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20 DAY OF February, 2015.

MCA DELRAY PRESERVE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: ZOM DELRAY PRESERVE GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS OPERATING MEMBER

BY: ZF DEVELOPMENT II, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

WITNESS: Shannon Lee
PRINT NAME: *[Signature]*
BY: Greg West
NAME: *[Signature]*
TITLE: President
WITNESS: Julie Coffey
PRINT NAME: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED Greg West, who is PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ZF DEVELOPMENT II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF ZOM DELRAY PRESERVE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPERATING MEMBER OF MCA DELRAY PRESERVE, LLC, A DELAWARE 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 February, 2015.

MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA
FF# 007734
EXPIRATION: APRIL 14, 2017
NOTARY PUBLIC: Brett Geladino
PRINT NAME: BRETT GELADINO

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT OF "DELRAY PRESERVE", AS APPROVED ON THE 15th DAY OF July, 2015 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

ATTEST: *[Signature]*
MAYOR
ATTEST: *[Signature]*
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING & ZONING
[Signature] CITY ENGINEER
[Signature] 3/13/15
Robin Bird - Chair - P+Z BOARD

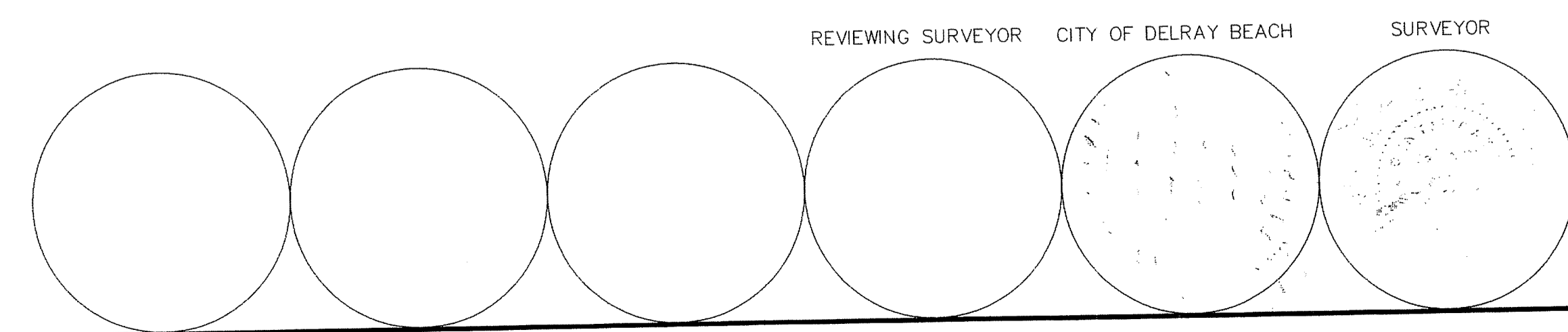
REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

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

DATE: 3-2-15

DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591



TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

I, DAVID ITSKOVICH, 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 MCA DELRAY PRESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

February 25, 2015
DATE: *[Signature]*
BY: DAVID ITSKOVICH, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- 01. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID BASIS OF BEARING IS NORTH 01°44'10" WEST, ACCORDING TO BEARINGS AND STATE PLANE COORDINATES AS 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.
- 02. 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.
- 03. 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.
- 04. 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.
- 05. 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.
- 06. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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; 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: 2-19-15
[Signature]
JEFF S. HODAPP,
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111