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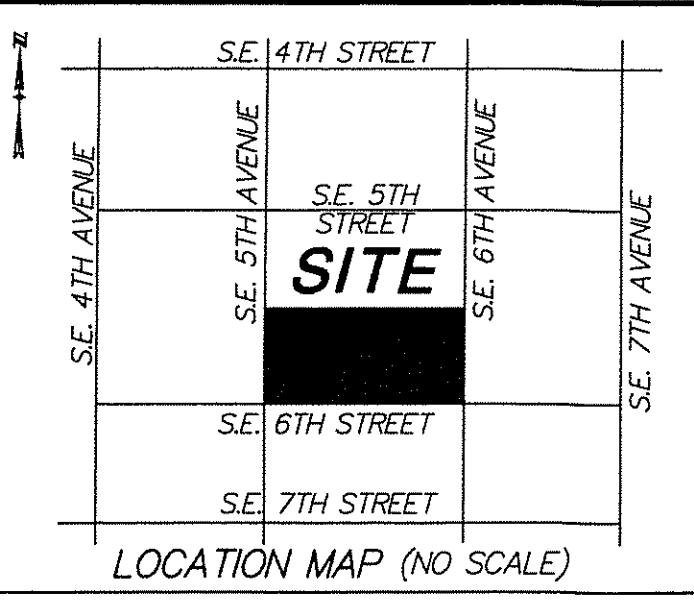
# DOWNTOWN DELRAY PROFESSIONAL CENTRE

BEING A REPLAT OF A PORTIONS OF LOTS 5, 6, 7 AND 8, BLOCK 1, OSCEOLA PARK (PLAT BOOK 3, PAGE 2, P.R.P.B.CO.) BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MAY 2014  
SHEET 1 OF 2

# 152

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 10:51 AM  
THIS 13 DAY OF June  
2016 AND DULY RECORDED IN PLAT BOOK NO.  
191 ON PAGE 152-153  
SHARON R. BOOK, CLERK AND CONTROLLER  
BY *Marianne S. Jackson* CLERK



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 555 SE 5TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOTS 5, 6, 7 AND 8, BLOCK 1, OSCEOLA PARK (PLAT BOOK 3, PAGE 2, P.R.P.B.CO.), BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "DOWNTOWN DELRAY PROFESSIONAL CENTRE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5, LESS THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY 1) AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 514, PAGE 286 AND LOTS 6 AND 7 AND LOT 8, LESS THE RIGHT OF WAY OF STATE ROAD NO. 5 (U.S. HIGHWAY 1) AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 403, PAGE 154, ALL IN BLOCK 1, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE N.90°00'00"E, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 5.0 FEET TO A POINT ON A LINE 5.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 5; AND THE POINT OF BEGINNING; THENCE CONTINUE N.90°00'00"E, ALONG THE NORTH LINE OF SAID LOTS 5, 6, 7 AND 8, A DISTANCE OF 271.08 FEET TO A POINT ON A LINE 5.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8; THENCE S.0°29'48"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 138.43 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 89°30'12" AND A RADIUS OF 15.00 FEET; THENCE SOUTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.43 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE S.90°00'00"W, ALONG THE SOUTH LINE OF SAID LOTS 8, 7, 6 AND 5, A DISTANCE OF 241.08 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 90°29'48" AND A RADIUS OF 15.00 FEET; THENCE NORTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.69 FEET TO A POINT ON A LINE 5.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 5; THENCE N.0°29'48"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 138.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,458 SQUARE FEET OR 0.95 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DOWNTOWN DELRAY PROFESSIONAL CENTRE AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO 555 SE 5TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE WATER EASEMENTS AS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS.

THE NO BUILD ZONE AS SHOWN HEREON IS HEREBY RESERVED TO 555 SE 5TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND THERE SHALL BE NO BUILDINGS PLACED WITHIN THE EASEMENT AREA.

THE GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, 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 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 MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12<sup>th</sup> DAY OF April, 2016.

555 SE 5TH AVENUE, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Brian Gressing* BY: *Richard Caster*  
PRINT NAME: Brian Gressing RICHARD CASTER  
MANAGER

WITNESS: *Kathleen Sanders*  
PRINT NAME: Kathleen Sanders

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD CASTER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 555 SE 5TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER 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 12<sup>th</sup> DAY OF April, 2016.

MY COMMISSION EXPIRES: 3/2020

*Michael Felds*  
NOTARY PUBLIC  
NAME: MICHAEL FELDS  
COMMISSION NO.: FF 912977

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD

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 27028, PAGE 1613 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 REG. EXEC. VICE PRES. THIS 3 DAY OF MAY, 2016.

CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION, AS SUCCESSOR BY MERGER TO BROWARD BANK OF COMMERCE

WITNESS: *Ingrid Baener* BY: *Howard Zusman*  
NAME: INGRID BAENER NAME: HOWARD ZUSMAN  
TITLE: REG. EXEC. VICE PRES.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED HOWARD ZUSMAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REG. EXEC. V.P. AS SUCCESSOR BY MERGER TO BROWARD BANK OF COMMERCE, 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 3 DAY OF MAY, 2016.

MY COMMISSION EXPIRES: 11-16-19 BY: *Steve M. Miller*  
NAME: STEVE M. MILLER  
NOTARY PUBLIC FF 936680

### CITY APPROVAL:

THIS PLAT OF "DOWNTOWN DELRAY PROFESSIONAL CENTRE" AS APPROVED ON THIS 10<sup>th</sup> DAY OF June, 2014 A.D. 2016 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: *Cory Shiller* ATTEST: *Charles D. Nelson*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
*Janet Sillings* 5/13/16 DIRECTOR OF PLANNING AND ZONING  
*John Moran* 5/13/2016 DIRECTOR OF ENVIRONMENTAL SERVICES  
*Barbara* 5/13/16 CITY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, *John C. Primeau*, ADULY 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 555 SE 5TH AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR OTHERWISE TERMINATED BY LAW, ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATING OF THIS PLAT.

DATE: 5/13/2016

*John C. Primeau*  
NAME: John C. Primeau  
ATTORNEY STATE OF FLORIDA  
FBN 0062890

### 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 WILL BE 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: 4/19/16

*Paul D. Engle*  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
O'BRIEN, SUTER & O'BRIEN, INC.  
955 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 "DOWNTOWN DELRAY PROFESSIONAL CENTRE" 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: 5/5/16

*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD WHEELER, INC.  
LICENSE BUSINESS NO. L.B. 3591

