

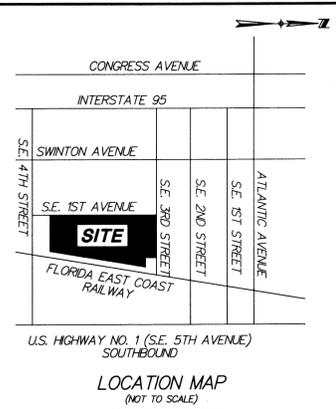
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 8:46 A.M.
THIS 22nd DAY OF October
2017 AND DULY RECORDED IN PLAT BOOK NO.
124 ON PAGE 143-144
SHARON R. BOCK, CLERK OF COUNTY COURT
BY *Sharon R. Bock* D.C.



THREE HUNDRED ONE

BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOTS 2 THROUGH 9, INCLUSIVE, BLOCK 80, SUBDIVISION OF BLOCK 72 AND THE WEST PORTION OF BLOCK 80, PLAT BOOK 10, PAGE 57 (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



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 301 SE 1 ST AVE DB FL LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOTS 2 THROUGH 9, INCLUSIVE, BLOCK 80, SUBDIVISION OF BLOCK 72 AND THE WEST PORTION OF BLOCK 80, PLAT BOOK 10, PAGE 57 (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 "THREE HUNDRED ONE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, BLOCK 80, IN THE CITY OF DELRAY BEACH, FORMERLY TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT OF THE SUBDIVISION OF BLOCK 72 AND THE WEST PORTION OF BLOCK 80, LYING WEST OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY IN THE CITY OF DELRAY BEACH, FORMERLY LINTON, AS SURVEYED BY BUTLER, BARNETT & TAYLOR AND RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF DELRAY BEACH, RECORDED IN DEED BOOK 985, PAGE 406, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

LOTS 2 THROUGH 9, INCLUSIVE, BLOCK 80, PLAT OF THE SUBDIVISION OF BLOCK 72 AND THE WEST PORTION OF BLOCK 80, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 66,156 SQUARE FEET OR 1.5187 ACRE, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "B" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

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

THE GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNER OF TRACT "B", THEIR SUCCESSORS AND/ASSIGNS FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES FOR DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER OF TRACT "B", THEIR SUCCESSORS AND/ ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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

THE WATER EASEMENT AS SHOWN HEREON IS DEDICATED EXCLUSIVELY TO 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 MANAGER AND ITS SEAL TO BE AFFIXED HERETO, THIS 4TH DAY OF MAY, 2017.

301 SE 1ST AVE DB FL LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: RKNVEST LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: RUSTEM KUPI, JR., ITS MANAGER

WITNESS: *[Signature]*
WITNESS: *[Signature]*

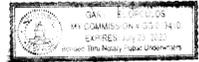
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RUSTEM KUPI, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF RKNVEST LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER FOR 301 SE 1ST AVE DB FL LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 OFFICIAL THIS 4TH DAY OF MAY, 2017.

MY COMMISSION EXPIRES:



NOTARY PUBLIC
NAME: GARY P. ELIOPOULOS
COMMISSION NO: 66013410

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, JAY D. MUSSMAN, 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 301 SE 1ST AVE DB FL LLC, A FLORIDA 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.

DATE: 5-10-17

[Signature]
JAY D. MUSSMAN
ATTORNEY, STATE OF FLORIDA

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 ACCORDING TO SEC. 177.09(9), F.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, FLORIDA.

[Signature] 5/4/17
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUITER & O'BRIEN, INC.
95 N.W. 17TH AVENUE, SUITE K-1,
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF LOTS 1-9 (PLAT BOOK 10, PAGE 57) HAVING AN ASSUMED BEARING OF N0°00'00"E.

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.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483, (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

CITY APPROVAL:

THIS PLAT OF "THREE HUNDRED ONE", AS APPROVED ON THE 13TH DAY OF DECEMBER, A.D. 2016 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: *[Signature]* 8/31/17
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] 5/22/17
DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT
[Signature]
CITY ENGINEER PATRICK A. FIEGHELA, P.E.

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 "THREE HUNDRED ONE", 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: 5/21/17

[Signature]
DAVID P. LINDLEY, P.L.S.
LICENSE #5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. L.B. 3591

