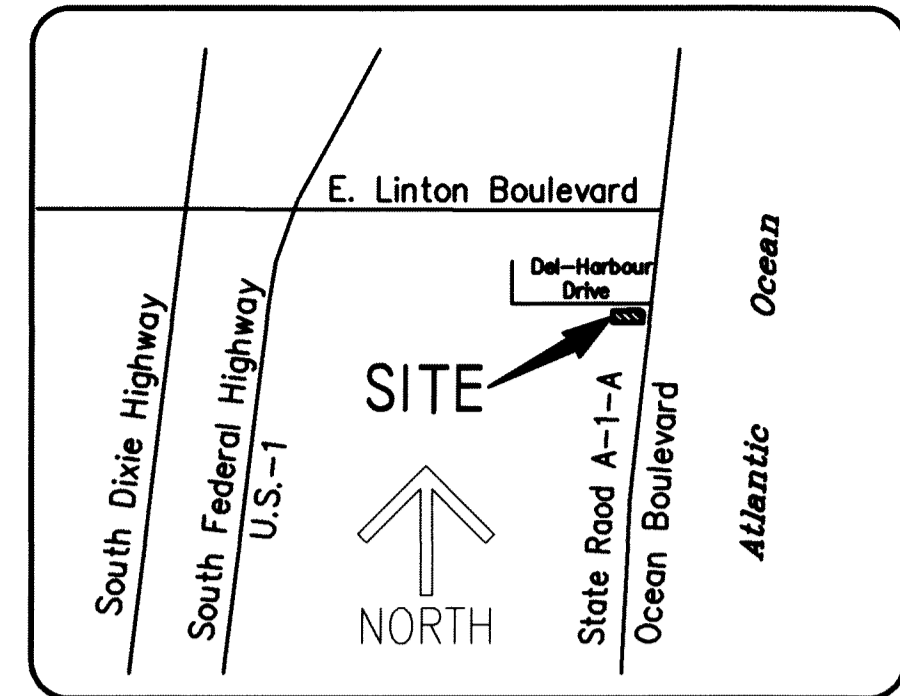


# ESTATES AT OCEAN DELRAY

BEING A REPLAT LOTS 1 AND 2, DEL-HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:37 P.M.  
THIS 11th DAY OF JUNE  
A.D. 2020 AND DULY RECORDED  
IN PLAT BOOK 130 ON  
PAGES 118 THRU 119

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK



SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
LOCATION MAP  
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY  
DAVID E. ROHAL, P.L.S.  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991

"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 PALM BEACH COUNTY.

### TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL 1	24,938	0.573

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WRIGHT BY THE SEA 1901, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF ESTATES AT OCEAN DELRAY, BEING A REPLAT OF LOTS 1 AND 2, DEL-HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, DEL-HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 24,938 SQUARE FEET, OR 0.5725 ACRE, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS ESTATES AT OCEAN DELRAY AND FURTHER DEDICATES AS FOLLOWS:

### PARCEL

LOTS 1 THROUGH 5 ARE HEREBY RESERVED BY WRIGHT BY THE SEA 1901, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

### ALONG WITH THE FOLLOWING EASEMENTS:

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

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; 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 MANAGING MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS LIMITED LIABILITY COMPANY, THIS 4th DAY OF March, 2020.

WRIGHT BY THE SEA 1901, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*  
PRINT NAME: Zachary Lucca

BY: *[Signature]*  
REY GRABATO, MANAGING MEMBER

WITNESS: *[Signature]*  
PRINT NAME: Zachary Lucca

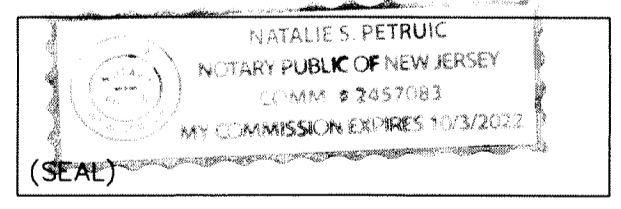
WITNESS: *[Signature]*  
PRINT NAME: Philip Polizzi

### ACKNOWLEDGEMENT:

STATE OF GEORGIA (New Jersey)  
COUNTY OF FULTON (Hudson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 4th DAY OF March, 2020, BY REY GRABATO AS THE MANAGING MEMBER OF WRIGHT BY THE SEA 1901, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED NO Drivers License AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF March, 2020.



*[Signature]*  
NOTARY PUBLIC  
Natalie Petruc  
PRINT NAME  
MY COMMISSION EXPIRES: 10-3-2022  
COMMISSION NUMBER: 2457083

### MORTGAGEE'S CONSENT:

STATE OF Texas  
COUNTY OF Collin

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 30946, AT PAGE 1 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 President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF March, 2020.

LENDER NAME: Cam Real Estate Credit LLC

WITNESS: *[Signature]*  
PRINT NAME: CHAD TUCKER  
WITNESS: *[Signature]*  
PRINT NAME: Rose E. Haynes-Taylor

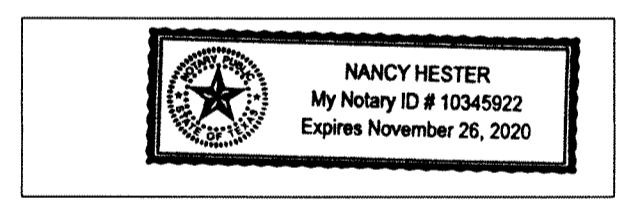
BY: *[Signature]*  
PRINT NAME: Jan F. Salit  
TITLE: President

### ACKNOWLEDGEMENT:

STATE OF FLORIDA Texas  
COUNTY OF PALM BEACH Collin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 12th DAY OF March, 2020, BY Jan F. Salit AS President FOR Cam Real Estate Credit LLC, A Delaware LLC BANK ON BEHALF OF THE same, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED TX Drivers License AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF March, 2020.



*[Signature]*  
NOTARY PUBLIC  
Nancy Hester  
PRINT NAME  
MY COMMISSION EXPIRES: 11-26-20  
COMMISSION NUMBER: 10345922

### TITLE CERTIFICATION:

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

I, Thomas F. Carney, Jr., 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 WRIGHT BY THE SEA 1901, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/3/2020

*[Signature]*  
PRINT NAME: THOMAS F. CARNEY, JR.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### CITY APPROVALS:

THIS PLAT OF ESTATES AT OCEAN DELRAY WAS APPROVED ON THE 12th DAY OF June, A.D. 2020 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]*  
CITY ENGINEER  
*[Signature]*  
DEVELOPMENT SERVICES DIRECTOR  
*[Signature]*  
FIRE MARSHAL

*[Signature]*  
PLANNING AND ZONING BOARD CHAIR

### REVIEWING SURVEYOR'S CERTIFICATE:

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 ESTATES AT OCEAN DELRAY, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1), FLORIDA STATUTES.

DATE: 3-3-2020

*[Signature]*  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR,  
REG. #4409 STATE OF FLORIDA  
AVIROM & ASSOCIATES, INC. LB #3300  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FL 33432

### 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, 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, FLORIDA.

DATE: 3-3-20

*[Signature]*  
DAVID E. ROHAL, P.L.S.  
REG. LAND SURVEYOR #4315  
STATE OF FLORIDA  
LB #5591  
CAULFIELD AND WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561-392-1991

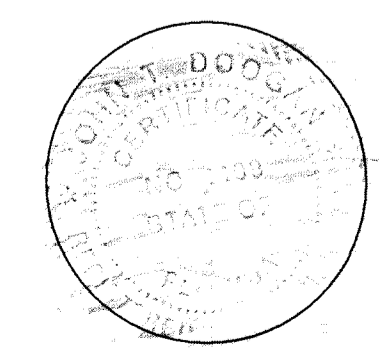
WRIGHT BY THE SEA 1901, LLC



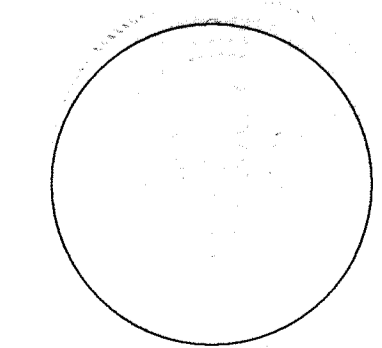
MORTGAGEE



REVIEWING SURVEYOR



CITY OF DELRAY BEACH



SURVEYOR

