

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

FREDERICK ISLES

A REPLAT OF LOTS 20, 21, 22, 23, 24 AND 25, BLOCK 35, DEL-RATON PARK, ACCORING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9 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.

THIS INSTRUMENT PREPARED BY:
ROBERT A. BUGGEE
PROFESSIONAL SURVEYOR & MAPPER, #3302
STATE OF FLORIDA
IN THE OFFICES OF THE "SURVEYOR"
233 EAST GATEWAY BOULEVARD
BOYNTON BEACH, FL 33435
(561) 732-7877
LICENSED BUSINESS #7890

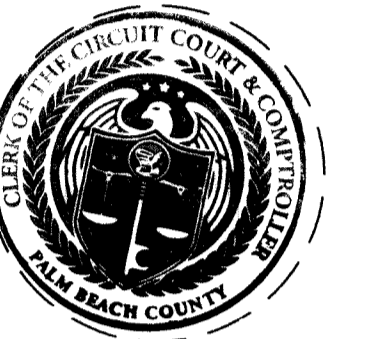
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:50 A.M., THIS
6 DAY OF March
2021, AND DULY RECORDED IN
PLAT BOOK NO. 132 ON
PAGE 30-34
JOSEPH ABRUZZO
CLERK AND COMPTROLLER
BY: *Joseph McGuire* D.C.

TABULAR DATA

NAME	SQUARE FEET	ACRES
PLAT	17,253	0.3961
LOT 1	1,765	0.0405
LOT 2	1,738	0.0399
LOT 3	1,738	0.0399
LOT 4	1,738	0.0399
LOT 5	1,738	0.0399
LOT 6	1,765	0.0405
TRACT 'C'	6,771	0.1554

SHEET 1 OF 2

CLERK



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK ISLES, LLC, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AS THE OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN ON THIS PLAT OF FREDERICK ISLES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 20, 21, 22, 23, 24 AND 25, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17,253 SQUARE FEET/0.396 ACRES 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 FREDERICK ISLES AND FURTHER DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 6 ARE HEREBY RESERVED BY FREDERICK ISLES, LLC, A FLORIDA CORPORATION, ITS SUCCESSORS AND OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT C, IS SHOWN HEREON, ARE HEREBY RESERVED TO THE FREDERICK ISLES HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FREDERICK ISLES HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS, THE CITY IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THE GENERAL UTILITY EASEMENT IS MADE TO ANY PUBLIC AND PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION, AND WATER AND SEWER SYSTEMS; PROVIDED 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 PRESIDENT, THIS 5 DAY OF March, 2021.

FREDERICK ISLES, LLC

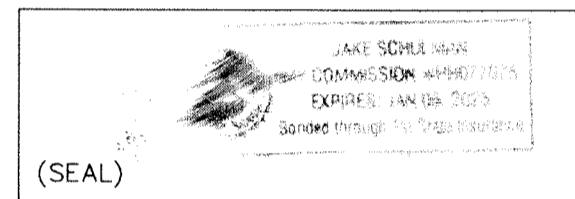
BY: *Miles J. Rich*
MILES J. RICH, PRESIDENT

WITNESS:
PRINT NAME: *Bruce S. Rosenwahr*
WITNESS: *Jake Schulman*
PRINT NAME: *Jake Schulman*

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5 DAY OF March, 2021 BY MILES J. RICH AS PRESIDENT OF FREDERICK ISLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN BY ME OR PRODUCED AS IDENTIFICATION.



Jake Schulman
NOTARY PUBLIC
JAKE SCHULMAN
PRINT NAME
MY COMMISSION EXPIRES: Jan 04 2025
COMMISSION NUMBER: HH077875

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FREDERICK ISLES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5 DAY OF March, 2021.

WITNESS:
PRINT NAME: *Bruce S. Rosenwahr*
WITNESS: *Jake Schulman*
PRINT NAME: *Jake Schulman*

FREDERICK ISLES HOMEOWNERS ASSOCIATION INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
BY: *Miles J. Rich*
MILES J. RICH, PRESIDENT

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, *Bruce S. Rosenwahr* 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 IN FREDERICK ISLES, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/15/21

Bruce S. Rosenwahr
PRINT NAME: *Bruce S. Rosenwahr*
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY OF DELRAY BEACH APPROVALS:

THIS PLAT OF FREDERICK ISLES WAS APPROVED ON THE 6th DAY OF April 2021 AD BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Steve Lavin MAYOR
Kateri Gibson CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY:
Andrea Spence DEVELOPMENT SERVICES DIRECTOR
Patrick Caprioglio CITY ENGINEER
John Waver PLANNING AND ZONING BOARD, CHAIRPERSON
Steve Mours FIRE MARSHAL

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 FREDERICK ISLES, AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.09(1), FLORIDA STATUTES.

DATE: 3/3/2021

John T. Doogan
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
REG. #4409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 S.W. 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 REFERENCED MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 3/3/2021

Robert A. Buggie
ROBERT A. BUGGEE, P.L.S.
REG. LAND SURVEYOR #3302
STATE OF FLORIDA, LB#7320
BOB BUGGEE, INC. THE "SURVEYOR"
233 EAST GATEWAY BOULEVARD
BOYNTON BEACH, FL 33435

