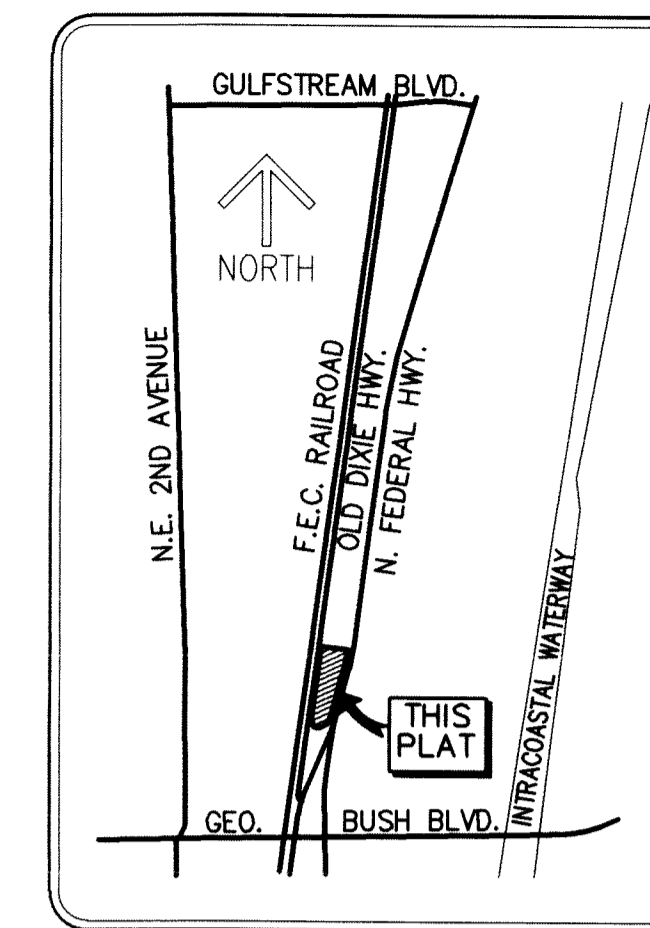


# POPSTROKE DELRAY

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

A REPLAT OF A PORTION OF LOT 4, SECTION 9,  
MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 1, PAGE 4,  
AND A REPLAT OF A PORTION OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, RECORDED IN PLAT BOOK 9, PAGE 72,  
AND A REPLAT OF A PORTION OF LA - HACIENDA, RECORDED IN PLAT BOOK 15, PAGE 6,  
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

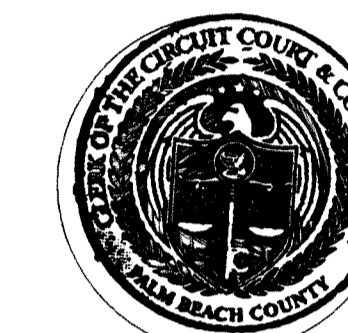


SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
LOCATION MAP  
(NOT TO SCALE)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:25 A.M.  
THIS 21 DAY OF June  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 1311 ON  
PAGES 1 THRU 2  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

**SHEET 1 OF 2**

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



"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 A	124,392	2.856
TRACT R	6,574	0.151
TOTAL	130,966	3.007

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE WEST HALF (W. 1/2) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LOT 4, SECTION 9, MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 1, PAGE 4, AND A REPLAT OF A PORTION OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, RECORDED IN PLAT BOOK 9, PAGE 72, AND A PORTION OF LA - HACIENDA, RECORDED IN PLAT BOOK 15, PAGE 6, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4, SECTION 9, MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 1, PAGE 4, AND A PORTION OF CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER, RECORDED IN PLAT BOOK 9, PAGE 72, AND A PORTION OF LA - HACIENDA, RECORDED IN PLAT BOOK 15, PAGE 6, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER; THENCE ALONG THE WEST LINE OF SAID PLAT, NORTH 07°46'02" EAST A DISTANCE OF 647.28 FEET TO A POINT 10.67 FEET NORTH OF, AS MEASURED ALONG SAID WEST LINE, THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT; THENCE SOUTH 84°29'31" EAST A DISTANCE OF 225.59 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP OF STATE ROAD NO. 5, SECTION NO. 9301-205 (LAST REVISION 6-9-10) AND A POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 80°01'11" WEST, A RADIAL DISTANCE OF 2,814.93 FEET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 04°37'36", A DISTANCE OF 227.30 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 14°36'24" WEST A DISTANCE OF 303.30 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 16°55'16" WEST A DISTANCE OF 106.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED ROAD AS SHOWN ON THE AFORESAID RIGHT-OF-WAY MAP AND A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 45°52'17"; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE A DISTANCE OF 41.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°14'33" WEST A DISTANCE OF 54.92 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 124°58'31"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 113.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07°46'04" EAST A DISTANCE OF 1.19 FEET TO THE SOUTH LINE OF THE AFORESAID LOT 7; THENCE ALONG SAID SOUTH LINE, SOUTH 89°19'29" WEST, A DISTANCE OF 6.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 130,966 SQUARE FEET (3.007 ACRES), MORE OR LESS.

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

### PARCELS AND TRACTS:

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN PERPETUITY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROAD, ACCESS AND OTHER RELATED PURPOSES.

### ALONG WITH THE FOLLOWING EASEMENTS:

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

THE PUBLIC INGRESS AND EGRESS EASEMENT SHOWN HEREON IS HEREBY GRANTED TO THE PUBLIC, ITS SUCCESSORS AND/OR ASSIGNS, FOR PUBLIC INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION INCLUDING UTILITIES AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY POPSTROKE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY THE SOLE MEMBER AND MANAGER OF POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY THIS 14 DAY OF April, 2022.

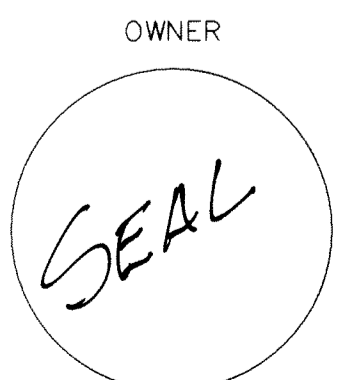
POPSTROKE LAND DELRAY BEACH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY,  
ACTING BY AND THROUGH ITS SOLE  
MEMBER AND MANAGER

BY: POPSTROKE HOLDINGS LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*  
GREGORY D. BARTOLI, MANAGER

WITNESS: *[Signature]*  
PRINT NAME: MARK ROULLEAU

WITNESS: *[Signature]*  
PRINT NAME: Eva Talianova

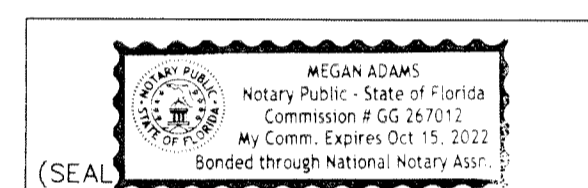


### ACKNOWLEDGEMENT:

STATE OF Florida } S.S.  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 14 DAY OF April, 2022 BY GREGORY D. BARTOLI, AS MANAGER OF POPSTROKE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MEMBER AND MANAGER OF POPSTROKE LAND DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF April, 2022.



*[Signature]*  
Megan Adams  
PRINT NAME  
MY COMMISSION EXPIRES: 10/15/2024  
COMMISSION NUMBER: GG267012

### MORTGAGEE'S CONSENT:

STATE OF GEORGIA } S.S.  
COUNTY OF MUSCOGEE

THE UNDERSIGNED, SYNOVUS BANK, 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 32508, AT PAGE 1539 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID SYNOVUS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF April, 2022.

WITNESS: *[Signature]*  
PRINT NAME: Michael Walker  
WITNESS: *[Signature]*  
PRINT NAME: Linda Severe

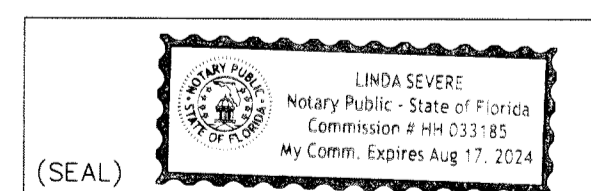
SYNOVUS BANK  
BY: *[Signature]*  
PRINT NAME: Michael G. Walker  
TITLE: SVP

### ACKNOWLEDGEMENT:

STATE OF Florida } S.S.  
COUNTY OF Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 27th DAY OF April, 2022, BY Michael G. Walker, AS SVP OF SYNOVUS BANK, ON BEHALF OF THE BANK, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF April, 2022.



*[Signature]*  
Linda Severe  
NOTARY PUBLIC  
PRINT NAME  
MY COMMISSION EXPIRES: 8/17/2024  
COMMISSION NUMBER: HH033185

### REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 4/29/2022  
*[Signature]*  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR,  
REGISTRATION #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, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 4-29-2022  
*[Signature]*  
DAVID E. ROHAL, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER LS4315  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561-392-1991

