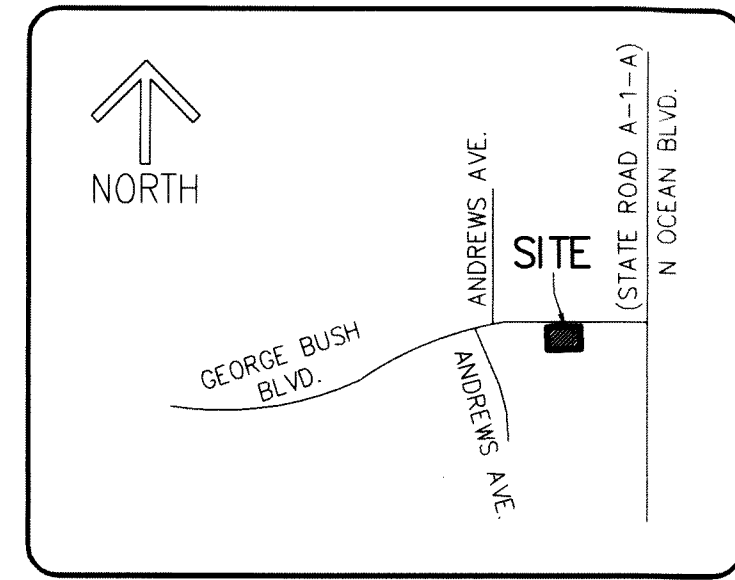


# 1236 GEORGE BUSH BLVD

BEING A REPLAT OF A PORTION OF LOTS 28 AND 29, MODEL LAND COMPANY AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA), PALM BEACH COUNTY, FLORIDA.



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

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

### TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	5,683	0.1304
LOT 2	3,928	0.0902
LOT 3	3,927	0.0902
LOT 4	3,926	0.0901
LOT 5	3,925	0.0901
LOT 6	5,684	0.1305
TOTAL	27,073	0.6215

"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.

# 99

STATE OF FLORIDA  
COUNTY OF PALM BEACH

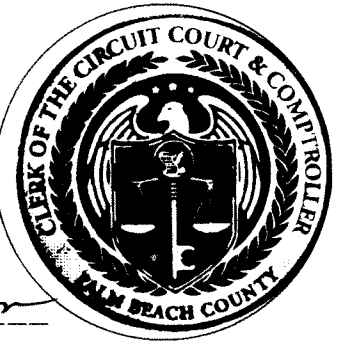
THIS PLAT WAS FILED FOR RECORD AT 8:17 A.M. THIS 23 DAY OF September A.D. 2022 AND DULY RECORDED IN PLAT BOOK 134 ON PAGES 99 THRU 100

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *Joseph Abruzzo*  
DEPUTY CLERK

**SHEET 1 OF 2**

CLERK OF THE CIRCUIT COURT & COMPTROLLER



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 1236 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF 1236 GEORGE BUSH BLVD, BEING A REPLAT OF A PORTION OF LOTS 28 AND 29, MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA), PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CAMBRIA CREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 10 OF SAID PUBLIC RECORDS; THENCE S89°05'34"W, ALONG SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID LOTS 28 AND 29, A DISTANCE OF 200.00' FEET; THENCE N01°03'06"W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 29, A DISTANCE OF 134.85' FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF GEORGE BUSH BOULEVARD, AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 9366-150 (SR-806-A) OF SAID PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S02°51'06"E, A RADIAL DISTANCE OF 1,085.96 FEET, THROUGH A CENTRAL ANGLE 02°00'38", A DISTANCE OF 38.11 FEET; THENCE N89°09'32"E, A DISTANCE OF 161.90 FEET TO THE NORTHWEST CORNER OF SAID CAMBRIA CREST PLAT; THENCE S01°03'06"E, ALONG THE WEST LINE OF SAID CAMBRIA CREST PLAT, A DISTANCE OF 135.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,073 SQUARE FEET/0.6215 ACRES, MORE OR LESS.

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

### LOTS:

LOTS 1 THROUGH 6, INCLUSIVE, ARE HEREBY RESERVED BY 1236 GEORGE BUSH BLVD, 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.

### 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.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE 1236 GEORGE BUSH BLVD HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ACCESS EASEMENTS ARE MADE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 6, THEIR SUCCESSORS AND ASSIGNS FOR MAINTENANCE ACCESS PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS 18 DAY OF August, 2022.

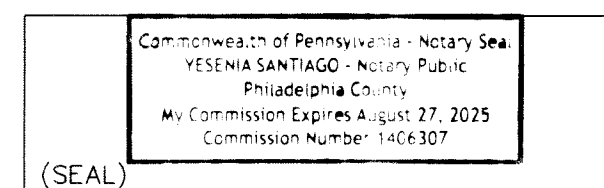
WITNESS: *Sean McAllister*  
PRINT NAME: Sean McAllister  
1236 GEORGE BUSH BLVD, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Emily Karolukach*  
PRINT NAME: Emily Karolukach  
BY: *M. Stamm*  
MICHAEL STAMM  
MANAGING MEMBER

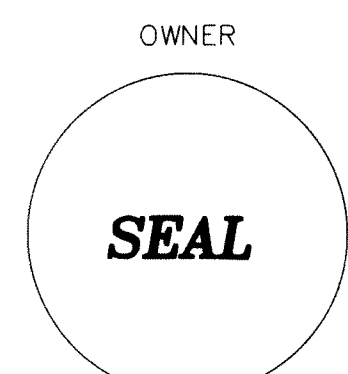
### ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH  
Philadelphia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 18 DAY OF August, 2022, BY MICHAEL STAMM, AS MANAGING MEMBER, ON BEHALF OF THE 1236 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



NOTARY PUBLIC  
*Yecenia Santiago*  
PRINT NAME: Yecenia Santiago  
MY COMMISSION EXPIRES: 8/27/25  
COMMISSION NUMBER: 1406307



### ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH

1236 GEORGE BUSH BLVD HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF August, 2022.

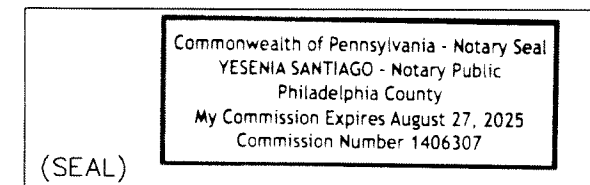
WITNESS: *Sean McAllister*  
PRINT NAME: Sean McAllister  
1236 GEORGE BUSH BLVD HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Emily Karolukach*  
PRINT NAME: Emily Karolukach  
BY: *J. Richard Stamm*  
ITS President

### ACKNOWLEDGEMENT:

STATE OF PA } S.S.  
COUNTY OF Philadelphia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 18 DAY OF August, 2022, BY J. Richard Stamm AS President FOR \_\_\_\_\_ A \_\_\_\_\_ ON BEHALF OF THE 1236 GEORGE BUSH BLVD HOMEOWNERS ASSOCIATION, INC., WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



NOTARY PUBLIC  
*Yecenia Santiago*  
PRINT NAME: Yecenia Santiago  
MY COMMISSION EXPIRES: 8/27/25  
COMMISSION NUMBER: 1406307

### MORTGAGEE'S CONSENT:

STATE OF Delaware } S.S.  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED, IFP FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-FOUNDER AND ITS COMPANY SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF August, 2022.

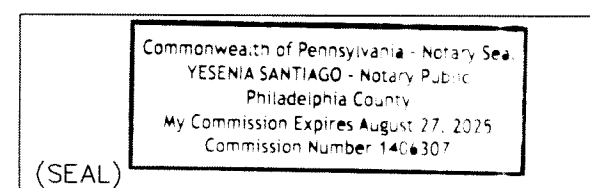
WITNESS: *Sean McAllister*  
PRINT NAME: Sean McAllister  
IFP FUND I, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *Chris Tereo*  
PRINT NAME: Chris Tereo  
BY: *Chris Tereo*  
CHRIS TERO  
CO-FOUNDER

### ACKNOWLEDGEMENT:

STATE OF PA } S.S.  
COUNTY OF Philadelphia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 18 DAY OF August, 2022, BY CHRIS TERO, AS CO-FOUNDER, FOR IFP FUND I, LLC, A Co-founder, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



NOTARY PUBLIC  
*Yecenia Santiago*  
PRINT NAME: Yecenia Santiago  
MY COMMISSION EXPIRES: 8/27/25  
COMMISSION NUMBER: 1406307

### CITY APPROVALS:

THIS PLAT OF 1236 GEORGE BUSH BLVD WAS APPROVED ON THE 18 DAY OF September, A.D. 2022, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *Gregory A. Davis*  
ATTEST: *Robert Johnson*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*Patricia O'Connell*  
CITY ENGINEER  
*William Brannan*  
DEVELOPMENT SERVICES DIRECTOR  
*Gregory A. Davis*  
PLANNING AND ZONING BOARD CHAIR

### TITLE CERTIFICATION:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH

I, THOMAS CARNEY, 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 1236 GEORGE BUSH BLVD, 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: 8/24/2022  
*Thomas Carney*  
THOMAS CARNEY  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### 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 1236 GEORGE BUSH BLVD, 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: 8/17/2022  
*John T. Doogan*  
JOHN T. DOOGAN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION #4409 STATE OF FLORIDA  
AVROM & 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: 8-16-2022  
*David P. Lindley*  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5005

