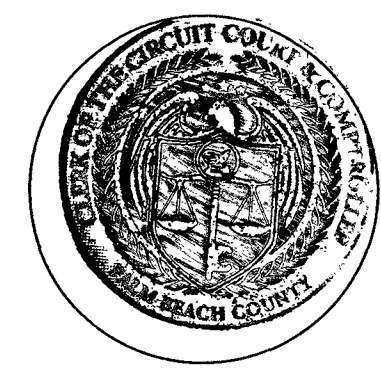


THIS PLAT WAS FILED FOR  
RECORD AT 3:18 P.M.  
THIS 16 DAY OF November  
2025, AND DULY RECORDED  
IN PLAT BOOK 140 ON PAGES  
94 THROUGH 95  
MICHAEL A. CARUSO, CLERK OF  
THE CIRCUIT COURT AND  
COMPTROLLER  
BY: *[Signature]* DC



CLERK OF THE  
CIRCUIT COURT  
AND  
COMPTROLLER

SITE DATA

ZONING CONTROL NUMBER 2008-00522

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, William J. Segal, 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 WAVERLEY SP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT  
THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY  
SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS  
HAVE BEEN SATISFIED; 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.

DATE: September 19, 2025 BY: *[Signature]*  
FL Bar 261221

SURVEYOR AND MAPPER'S NOTES

1. THE BASIS OF BEARING SHOWN HEREON ARE BASED ON A LINE BETWEEN  
PALM BEACH COUNTY CONTROL MONUMENTS "SLANT" AND "CAMDEN" HAVING A  
GRID BEARING OF S01°47'27"W, AS DETERMINED FROM STATE PLANE  
COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING  
DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID  
NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990  
ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM  
RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES,  
UNLESS LABELED OTHERWISE. SCALE FACTOR USED FOR THIS PLAT IS  
1.0000303. GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR. UNIT = US  
SURVEY FOOT.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS  
SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF  
ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR  
PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM  
BEACH COUNTY ZONING REGULATIONS.
4. IN THOSE CASES WHERE EASEMENT OF DIFFERENT TYPES CROSS OR  
OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY  
EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE  
THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE  
WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
5. 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, FLORIDA.
6. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
7. SECTIONAL BREAK-DOWN AND TIE-INS REFERENCED TO AS O'BRIEN,  
SUITER AND O'BRIEN AS SHOWN ON THE PLAT OF "MORIKAMI NURSING CENTER",  
IN PLAT BOOK 122, PGS. 123 AND 124 OF PALM BEACH COUNTY PUBLIC  
RECORDS.

SURVEYOR AND MAPPER'S CERTIFICATE

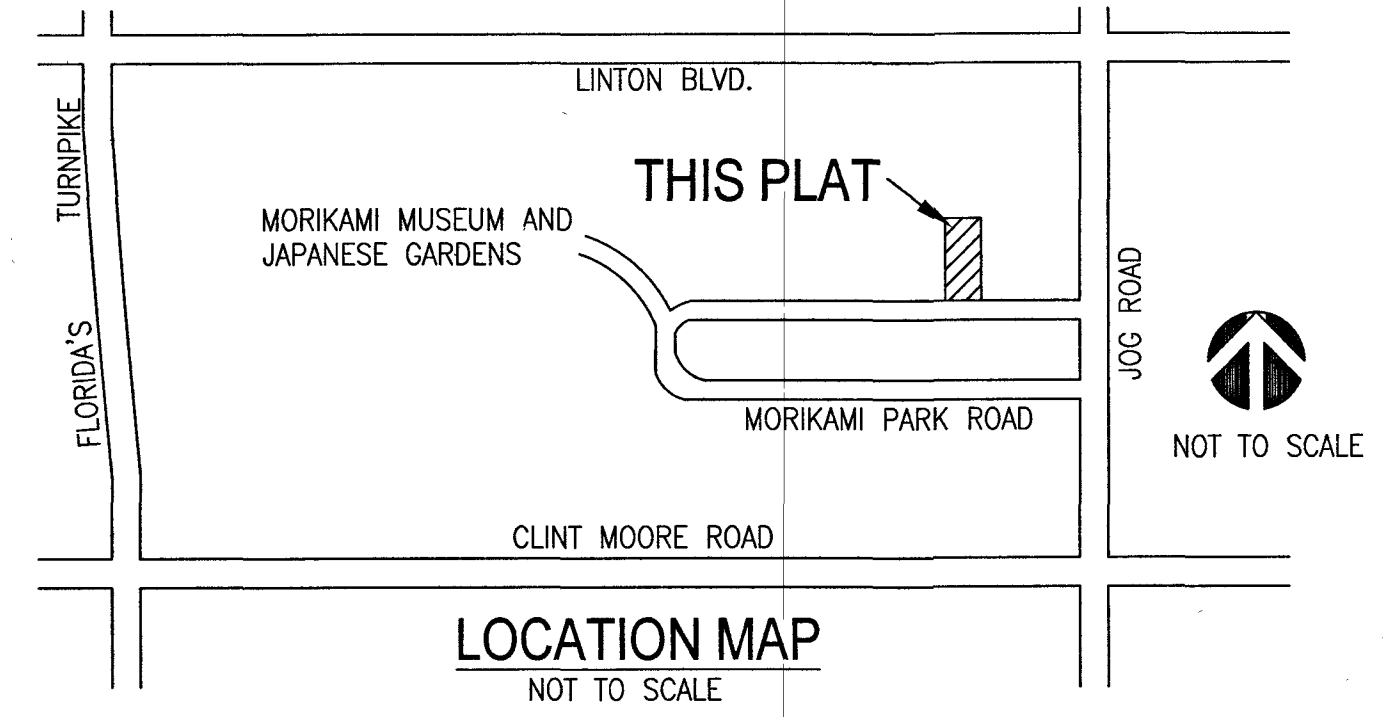
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT  
REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND  
SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE  
AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), HAVE BEEN  
PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS  
("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE  
SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD  
OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER,  
THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER  
177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH  
COUNTY, FLORIDA.

*[Signature]* 9-16-2025  
DATE  
JEFF S. HODAPP, P.S.M.  
LICENSED NO. LS5111  
STATE OF FLORIDA  
PERIMETER SURVEYING & MAPPING, INC.  
947 CLINT MOORE ROAD  
BOCA RATON, FL. 33487  
CERTIFICATION OF AUTHORIZATION NO. LB7264

SEACOAST NATIONAL BANK	THE ESTATES AT MORIKAMI PARK ROAD HOMEOWNERS ASSOCIATION, INC	WAVERLEY SP, LLC	COUNTY ENGINEER	SURVEYOR

DELRAY ESTATE HOMES REPLAT

A REPLAT OF LOTS 9,10,11,12,13,14,15 AND TRACT B-1 OF "DELRAY ESTATE HOMES", ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 137 AT PAGES 17 AND 18, OF THE PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



IN WITNESS WHEREOF, THE ABOVE NAMED, LIMITED LIABILITY COMPANY HAS CAUSED  
THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE  
AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS  
18<sup>th</sup> DAY OF SEPTEMBER, 2025

WITNESS: *[Signature]*  
PRINT NAME: MARISA LOSAJO  
BY: *[Signature]*  
PRINT NAME: DAVID SPEAR  
TITLE: MANAGER

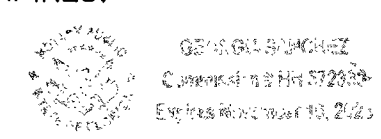
WITNESS: *[Signature]*  
PRINT NAME: Patricia A. Montalano

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18<sup>th</sup> DAY OF  
SEPTEMBER, 2025, BY DAVID SPEAR AS  
MANAGER FOR WAVERLEY SP, LLC ON BEHALF OF THE  
COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED  
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:



*[Signature]*  
SIGNATURE  
GEORGIA SANCHEZ  
(PRINT NAME) NOTARY-PUBLIC  
(SEAL)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE ESTATES AT MORIKAMI PARK ROAD HOMEOWNERS ASSOCIATION, INC. A  
FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS  
OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND  
HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON,  
DATED THIS 18<sup>th</sup> DAY OF SEPTEMBER, 2025.

THE ESTATES AT MORIKAMI PARK  
ROAD HOMEOWNERS  
ASSOCIATION, INC.,  
A FLORIDA CORPORATION, NOT  
FOR PROFIT

WITNESS: *[Signature]*  
PRINT NAME: MARISA LOSAJO  
WITNESS: *[Signature]*  
PRINT NAME: Patricia A. Montalano

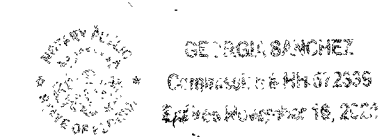
BY: *[Signature]*  
PRINT NAME: DAVID SPEAR  
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18<sup>th</sup> DAY OF  
SEPTEMBER, 2025, BY DAVID SPEAR AS  
VICE-PRESIDENT FOR THE ESTATES AT MORIKAMI PARK ROAD  
HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE CORPORATION, WHO IS  
☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED  
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:



*[Signature]*  
SIGNATURE  
GEORGIA SANCHEZ  
(PRINT NAME) NOTARY-PUBLIC  
(SEAL)

19158

**PERIMETER**  
SURVEYING & MAPPING  
Certificate of Authorization No. LB7264  
Prepared by: Jeff S. Hodapp,  
P.S.M. 947 Clint Moore Road  
Boca Raton, Florida 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WAVERLEY SP, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS DELRAY ESTATE HOMES  
REPLAT, A REPLAT OF LOTS 9,10,11,12,13,14,15 AND TRACT B-1 OF "DELRAY ESTATE  
HOMES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137 AT  
PAGES 17 AND 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B-1 OF SAID PLAT; THENCE  
SOUTH 89°23'14"WEST, ALONG THE SOUTH LINE OF SAID TRACT B-1, A DISTANCE OF  
107.03 FEET; THENCE NORTH 45°26'11"WEST, ALONG THE EAST LINE OF TRACT A OF  
SAID PLAT, A DISTANCE OF 28.20 FEET; THENCE NORTH 89°23'14"EAST, ALONG THE  
SOUTH LINE OF TRACTS D AND C OF SAID PLAT, A DISTANCE OF 112.02 FEET;  
THENCE NORTH 00°17'07"WEST, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE  
OF 208.87 FEET; THENCE SOUTH 89°43'21"WEST, ALONG THE NORTH LINE OF SAID  
TRACT C, A DISTANCE OF 130.98 FEET; THENCE NORTH 00°16'39"WEST, ALONG THE  
EAST LINE OF SAID TRACT A, A DISTANCE OF 189.51 FEET TO THE POINT OF  
CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE  
ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  
47°25'53", A DISTANCE OF 20.70 FEET TO THE POINT OF REVERSE CURVATURE OF A  
CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC  
OF SAID CURVE, HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF  
191°22'11", A DISTANCE OF 193.72 FEET; THENCE NORTH 48°17'54"WEST, ALONG A  
NON-RADIAL LINE, ALSO BEING THE EAST LINE OF LOT 8 OF SAID PLAT, A DISTANCE  
OF 163.56 FEET; THENCE NORTH 00°16'21"WEST, ALONG THE WEST LINE OF SAID  
PLAT, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°23'08"EAST, ALONG THE NORTH  
LINE OF SAID PLAT, A DISTANCE OF 334.37 FEET; THENCE SOUTH 00°17'07"EAST,  
ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 650.85 FEET TO THE POINT OF  
BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 80.485 SQUARE  
FEET, (1.848 ACRES), MORE OR LESS.

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

1. TRACT F-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ESTATES AT  
MORIKAMI PARK ROAD HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT  
FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS  
THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS  
AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.