

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY...

PARCEL 1

LOTS 16 THROUGH 21, INCLUSIVE, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, ACCORDING TO THE MAP OR PLAT THEREOF...

TOGETHER WITH:

THAT PORTION OF THE WEST HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 36, MAP OF LINTON (NOW DELRAY BEACH)...

TOGETHER WITH:

THAT PORTION OF TRACT "R - 2", ATLANTIC GROVE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGES 55 THROUGH 58...

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35, SAID PLAT OF ATLANTIC GROVE;

THENCE NORTH 01°31'28" WEST ALONG THE EAST LINE OF SAID LOT 35, A DISTANCE OF 21.74 FEET;

THENCE NORTH 88°28'32" EAST, A DISTANCE OF 72.07 FEET;

THENCE SOUTH 01°31'28" EAST, A DISTANCE OF 22.81 FEET TO A SOUTH LINE OF SAID TRACT "R - 2";

THENCE SOUTH 89°19'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF TRACT "R - 2", ATLANTIC GROVE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGES 55 THROUGH 58...

BEGINNING AT THE NORTHEAST CORNER OF LOT 36, SAID PLAT OF ATLANTIC GROVE;

THENCE NORTH 89°19'36" EAST ALONG A NORTH LINE OF SAID PARCEL "R - 2", A DISTANCE OF 95.59 FEET TO THE WEST LINE OF TRACT "R - 1", SAID PLAT OF ATLANTIC GROVE;

THENCE SOUTH 01°31'19" EAST ALONG THE WEST LINE OF SAID TRACT "R - 1" AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 27.27 FEET TO A SOUTH LINE OF SAID TRACT "R - 2";

THENCE SOUTH 88°28'32" WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 95.58 FEET TO THE EAST LINE OF SAID LOT 36;

THENCE NORTH 01°31'28" WEST ALONG THE SAID EAST LINE, A DISTANCE OF 28.69 FEET TO THE POINT OF BEGINNING.

LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 25,826 SQUARE FEET, MORE OR LESS.

AND PARCEL 2

A PARCEL OF LAND SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, FLORIDA, PALM BEACH COUNTY FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH 66.72 FEET OF LOT 2 OF THE PLAT OF MT. OLIVE BAPTIST CHURCH PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE PORTION OF THE NORTH HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

TOGETHER WITH:

THAT PORTION OF THE EAST HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 28, MAP OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA...

LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 10,724 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS ATLANTIC GROVE PLAT NO. 2, AND FURTHER DEDICATES AS FOLLOWS:

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS.

THE CIVIC OPEN SPACE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR CULTURAL EXHIBIT.

TRACT P, AS SHOWN HEREON, IS HEREBY RESERVED TO ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY RESPONSE, INGRESS, EGRESS, PARKING, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACT R-3, AS SHOWN HEREON, IS HEREBY RESERVED TO ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY RESPONSE, INGRESS, EGRESS, PARKING, ROOF AND BALCONY OVERHANGS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACTS OS-1, OS-2, OS-3 AND OS-4 ARE HEREBY RESERVED TO ATLANTIC GROVE TOWNHOME ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND RECREATION PURPOSES, DRAINAGE, IRRIGATION, LANDSCAPING AND ROOF AND BALCONY OVERHANGS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

SIDEWALKS CONSTRUCTED WITHIN TRACT OS-2 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

LOTS 56 TO 69 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL PREVIOUS PLATS OF THE LAND PLATTED HEREON ARE CANCELLED AND SUPERSEDED.

ATLANTIC GROVE PLAT NO. 2

BEING A REPLAT OF LOTS 16 THROUGH 21, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, PLAT BOOK 5, PAGE 38

A PORTION OF THE ALLEY IN BLOCK 36, TOWN OF LINTON, PLAT BOOK 1, PAGE 3 AND A PORTION OF TRACT "R - 2", ATLANTIC GROVE, PLAT BOOK 96, PAGES 55 THROUGH 58 AND A PORTION OF LOT 2, MT. OLIVE BAPTIST CHURCH PROPERTY, PLAT BOOK 69, PAGE 20 AND A PORTION OF THE ALLEY IN BLOCK 28, TOWN OF LINTON, PLAT BOOK 1, PAGE 3

ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

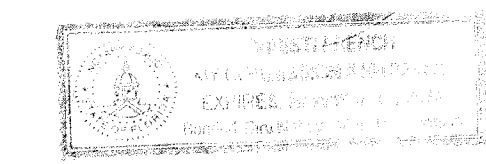
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF December, 2021, BY KEVIN E. RICKARD AS PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION...

MY COMMISSION EXPIRES:

Christi French SIGNATURE (PRINTED NAME) - NOTARY PUBLIC

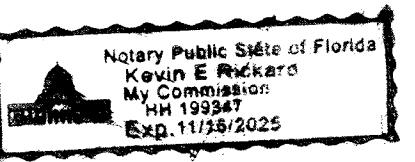


STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22nd DAY OF December, 2021, BY ERIC MINTZ AS PRESIDENT OF ATLANTIC GROVE TOWNHOME ASSOCIATION, INC....

MY COMMISSION EXPIRES:

Kevin E. Rickard SIGNATURE (PRINTED NAME) - NOTARY PUBLIC

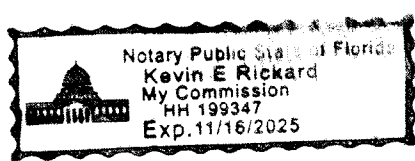


STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF December, 2021, BY MICHAEL CARUSO AS PRESIDENT OF ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC....

MY COMMISSION EXPIRES:

Kevin E. Rickard SIGNATURE (PRINTED NAME) - NOTARY PUBLIC



TITLE CERTIFICATION

I, JONATHAN S. MARCUS, ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN ATLANTIC GROVE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY...

DATED: 10/18/21 AT 8:00 AM BY: Jonathan S. Marcus, Attorney at Law, Holland & Knight LLP, Florida Bar No. 333591

LOCATION MAP showing site locations on Atlantic Avenue between NW 4th and NW 3rd Avenues. Includes recording information: STATE OF FLORIDA COUNTY OF PALM BEACH, THIS PLAT WAS FILED FOR RECORD AT 8:04 AM THIS 11th DAY OF March, 2021, AND DULY RECORDED IN PLAT BOOK 123, PAGES 44 THROUGH 46. BY: Jennifer McCull, D.C.

CITY OF DELRAY BEACH

CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS CITY OF DELRAY BEACH, FLORIDA, A MUNICIPAL CORPORATION THIS PLAT OF ATLANTIC GROVE PLAT NO. 2, AS APPROVED ON THE 01st DAY OF March, 2022 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Signatures of Mayor Steven J. Fain, City Clerk Kateri Johnson, Director of Planning and Zoning William Shaw, Planning and Zoning Board Chairperson Alan Deary, and City Engineer Patrick A. Riquelme. Includes Fire Department signature Z. J. FIRE.

REVIEWING SURVEYOR'S STATEMENT

IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

DATE: 01/03/2022 BY: David A. Bower, Professional Surveyor and Mapper, Florida License Number 5898

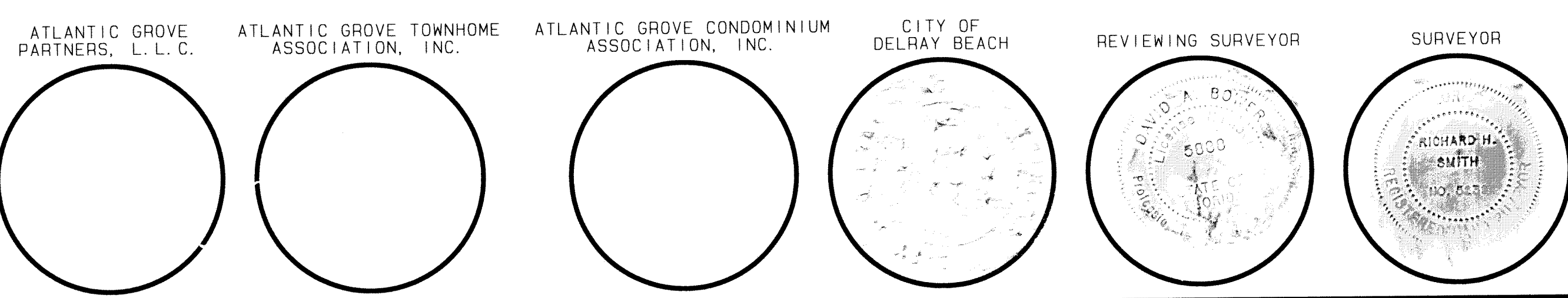
SURVEYOR'S CERTIFICATE

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...

DATE: 1/2/2022 BY: Richard H. Smith, Professional Surveyor and Mapper, Florida License Number 5239

NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 01°31'28" WEST ALONG THE EAST RIGHT OF WAY LINE OF S.W. 4TH AVENUE.
2. 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.
3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
6. 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 THIS COUNTY.



ATLANTIC GROVE PLAT NO. 2. THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NUMBER LS 5239 IN AND FOR THE OFFICE OF: RICHARD H. SMITH, INC. SURVEYING AND MAPPING FLORIDA LICENSE NUMBER LB 7667. Includes project number 5700P1, sheet 1 of 3, and contact information for Richard H. Smith, Inc.