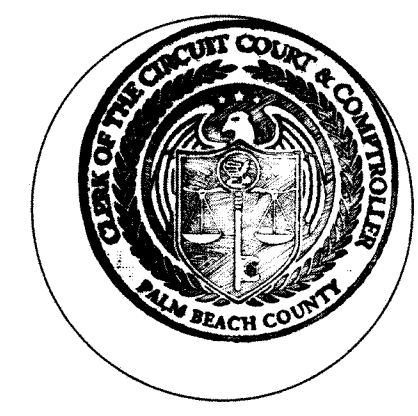




# SUNDY VILLAGE

A REPLAT OF LOT 1, "RECTORY PARK PLAT", (P.B 95, PG. 152, P.B.C.R.), A PORTION OF LOTS 1 AND 2 AND ALL OF LOTS 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, AND 16 AND THE ADJACENT ALLEY IN BLOCK 61, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.), LOTS 1, 2, AND 3, "SUNDY ESTATES" (P.B.69, PG. 166, P.B.C.R.), LOT 11, AND A PORTION OF THE ADJACENT ALLEY IN BLOCK 62, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.), A PORTION OF LOT 25 AND ALL OF LOTS 20, 21, 22, 23 AND 24, BLOCK 70, "AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70, TOWN OF LINTON" (P.B. 6, PG. 17, P.B.C.R.), A PORTION OF LOT 19 AND THE ADJACENT ALLEY AND ALL OF LOTS 16, 17, AND 18, "SUBDIVISION OF BLOCK 69" (P.B. 2, PG. 43, P.B.C.R.), IN SECTIONS 16 AND 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:50 A.M. THIS 22<sup>nd</sup> DAY OF April 2022, AND DULY RECORDED IN PLAT BOOK 133, ON PAGES 152 THROUGH 158. JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: [Signature] LLC

SHEET 1 OF 4

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNDY VILLAGE WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF LOT 1, "RECTORY PARK PLAT", (P.B 95, PG. 152, P.B.C.R.), A PORTION OF LOTS 1 AND 2 AND ALL OF LOTS 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, AND 16 AND THE ADJACENT ALLEY IN BLOCK 61, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.), LOTS 1, 2, AND 3, "SUNDY ESTATES" (P.B.69, PG. 166, P.B.C.R.), LOT 11, AND A PORTION OF THE ADJACENT ALLEY IN BLOCK 62, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.), A PORTION OF LOT 25 AND ALL OF LOTS 20, 21, 22, 23 AND 24, BLOCK 70, "AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70, TOWN OF LINTON" (P.B. 6, PG. 17, P.B.C.R.), A PORTION OF LOT 19 AND THE ADJACENT ALLEY AND ALL OF LOTS 16, 17, AND 18, "SUBDIVISION OF BLOCK 69" (P.B. 2, PG. 43, P.B.C.R.), IN SECTIONS 16 AND 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, RECTORY PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 95, PAGE 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF LOTS 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, AND 16, BLOCK 61, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2, BLOCK 61, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 20.00 FEET THEREOF.

TOGETHER WITH:

A PORTION OF THE 16.00 FOOT WIDE ALLEY, IN BLOCK 61, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 61; THENCE SOUTH 89°06'00" EAST, ALONG THE SOUTH LINE OF LOTS 1 AND 2 OF SAID BLOCK 61, A DISTANCE OF 139.44 FEET; THENCE SOUTH 31°23'56" EAST, ALONG THE WEST LINE OF LOT 1, "RECTORY PARK PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 152 OF SAID PUBLIC RECORDS; A DISTANCE OF 15.36 FEET; THENCE SOUTH 00°02'00" WEST, ALONG THE WEST LINE OF SAID LOT 1, "RECTORY PARK PLAT", AND THE WEST LINE OF LOTS 12 THROUGH 16 OF SAID BLOCK 61, A DISTANCE OF 451.46 FEET; THENCE NORTH 89°06'10" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 61, A DISTANCE OF 16.00 FEET; THENCE NORTH 00°02'00" EAST, ALONG THE EAST LINE OF LOTS 5 THROUGH 10 OF SAID BLOCK 61, A DISTANCE OF 448.46 FEET; THENCE NORTH 89°06'00" WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 131.44 FEET; THENCE NORTH 00°02'00" EAST, ALONG THE WEST LINE OF SAID BLOCK 61, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 1, 2 AND 3, "SUNDY ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 166, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 11, BLOCK 62, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH EAST ONE-HALF OF THAT PART OF THE ALLEY RIGHT OF WAY, ADJACENT TO SAID LOT 11, ABANDONED BY RESOLUTION NO. 128-92 OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH RECORDED IN OFFICIAL RECORDS BOOK 7498, PAGE 1872.

TOGETHER WITH:

LOTS 20, 21, 22, 23 AND 24, BLOCK 70, AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 25, BLOCK 70, AMENDED PLAT OF SUNDY AND CROMER'S SUBDIVISION OF BLOCK 70, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 6.00 FEET THEREOF.

TOGETHER WITH:

LOTS 16, 17 AND 18, "SUBDIVISION OF BLOCK 69", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND:

LOT 19 OF "SUBDIVISION OF BLOCK 69, DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST TWO FEET, THE NORTH 0.33 FEET AND THE EAST FIVE FEET THEREOF.

TOGETHER WITH:

A PORTION OF THE 16.00 FOOT WIDE ALLEY, IN "SUBDIVISION OF BLOCK 69", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 18 OF SAID PLAT; THENCE NORTH 89°06'10" WEST, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°06'10" WEST, ALONG THE NORTH LINE OF LOTS 18, 17 AND 16 OF SAID PLAT, A DISTANCE OF 124.12 FEET; THENCE NORTH 00°02'00" EAST, ALONG A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 19 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 16.00 FEET; THENCE SOUTH 89°06'10" EAST, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 124.12 FEET; THENCE SOUTH 00°02'00" WEST, ALONG A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PLAT, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 6.902 ACRES (300,651 SQUARE FEET), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "SUNDY VILLAGE" AND FURTHER DEDICATE AS FOLLOWS:

1. PARCELS 1, 2, 3 AND 4, AS SHOWN HEREON, ARE HEREBY RESERVED BY SUNDY VILLAGE WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.
2. TRACTS Z-1 THROUGH Z-10, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.
3. THE PEDESTRIAN INGRESS-EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY AS PUBLIC PEDESTRIAN ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
4. THE VEHICULAR AND PEDESTRIAN INGRESS-EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY AS PUBLIC ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 24<sup>th</sup> DAY OF March, 2022.

SUNDY VILLAGE WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: [Signature] PRINT NAME: Neil Holman BY: [Signature] MEMBER

WITNESS: [Signature] PRINT NAME: Carlos Jimenez

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 24<sup>th</sup> DAY OF March, 2022, BY Todd Rosenberger, AS MANAGER FOR SUNDY VILLAGE WEST, LLC, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 9, 2024 [Signature], NOTARY PUBLIC

### CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT OF "SUNDY VILLAGE", AS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

[Signature] ATTEST: [Signature] MAYOR CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

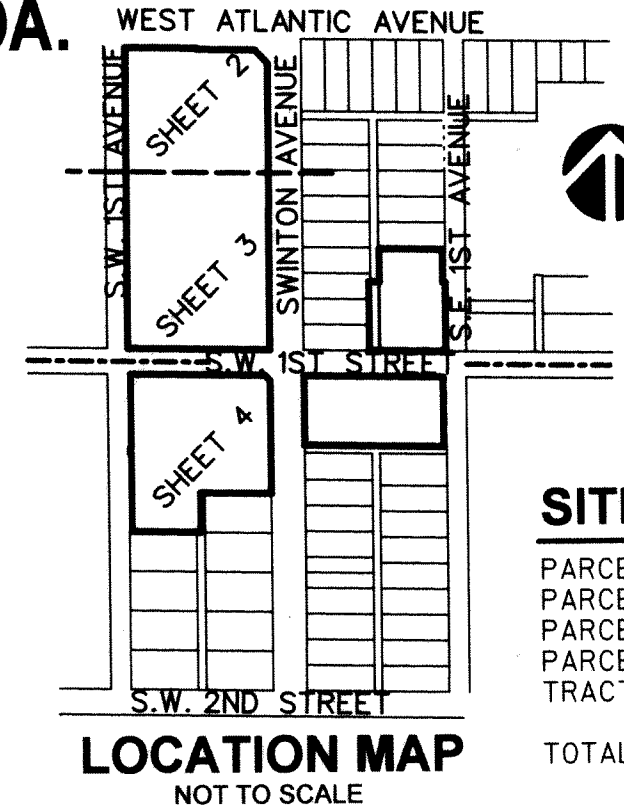
[Signature] DEVELOPMENT SERVICES DIRECTOR CHAIRPERSON PLANNING & ZONING BOARD  
[Signature] CITY ENGINEER FIRE MARSHAL

### REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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

DATE: 3-24-2022 [Signature]  
DAVID PAUL LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5005  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC. LB #3591



**SITE DATA:**

PARCEL 1	158,682 SQUARE FEET
PARCEL 2	172,779 SQUARE FEET
PARCEL 3	35,575 SQUARE FEET
PARCEL 4	24,668 SQUARE FEET
TRACTS Z-1-Z-10	8,947 SQUARE FEET
<b>TOTAL</b>	<b>300,651 SQUARE FEET</b>

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, MICHELLE DEROSA, 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 SUNDY VILLAGE WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2021; THAT THERE ARE NO 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.

DATE: March 24, 2022

BY: [Signature] MICHELLE DEROSA, ESQ., ATTORNEY AT LAW  
MEMBER OF THE FLORIDA BAR  
NUMBER 0084867

### NOTES:

01. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SWINTON AVENUE HAVING AN ASSUMED BEARING OF SOUTH 00°02'00" WEST.
02. 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.
03. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
04. 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 EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
05. 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 THE UTILITY COMPANIES OCCUPYING SAME.
06. 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.
07. PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDED OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT.

### 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: March 24, 2022

[Signature] JEFF S. HODAPP, SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

