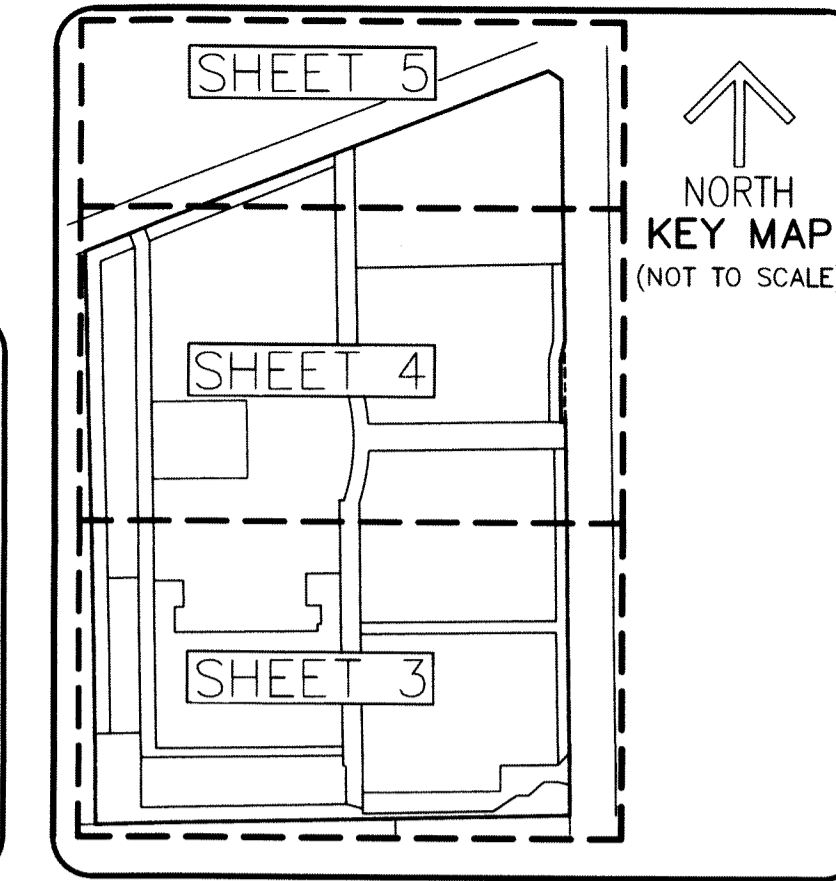
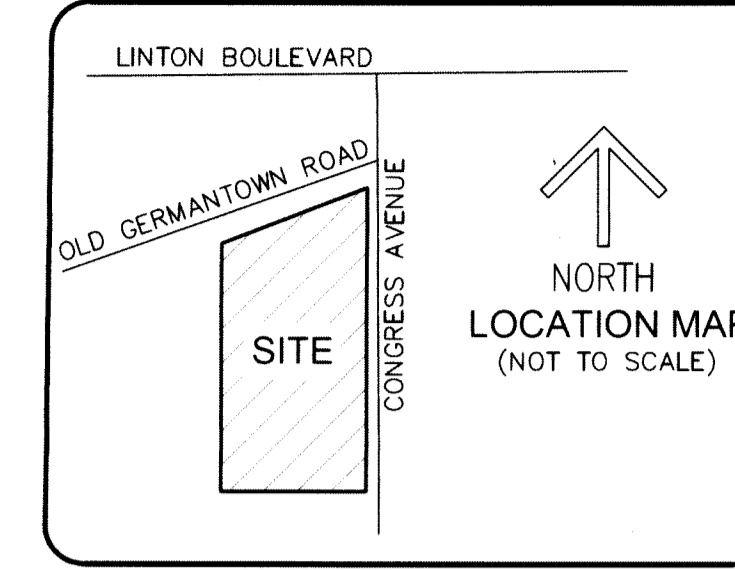


PARKS AT DELRAY

BEING A REPLAT OF A PORTION OF THE ARBORS AT CENTRE DELRAY, RECORDED IN PLAT BOOK 43, PAGE 166, AND A REPLAT OF ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77, PAGE 49, AND A REPLAT OF ALL OF CATALFUMO P.O.C. PLAT, RECORDED IN PLAT BOOK 77, PAGE 53, AND A REPLAT OF ALL OF REPLAT OF TERRACES AT CENTRE' DELRAY, RECORDED IN PLAT BOOK 77 PAGE 51, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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



84
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:15 A.M.
THIS 9 DAY OF Sept
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 84 THROUGH 88
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN ON THIS PLAT OF PARKS AT DELRAY, BEING A PORTION OF THE ARBORS AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 166, AND ALL OF REPLAT OF LAKESIDE AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, AND ALL OF CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND ALL OF REPLAT OF THE TERRACES AT CENTRE' DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 PAGE 51, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID REPLAT OF LAKESIDE AT CENTRE' DELRAY; THENCE N.68°34'25"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLD GERMANTOWN ROAD, AN 80' WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 1,293.99 FEET; THENCE S.56°08'55"E., A DISTANCE OF 41.09 FEET; THENCE S.00°52'24"E., A DISTANCE OF 677.24 FEET; THENCE S.12°37'21"W., A DISTANCE OF 51.42 FEET; THENCE S.00°52'24"E., A DISTANCE OF 159.83 FEET; THENCE N.49°47'35"E., A DISTANCE OF 15.51 FEET; THENCE S.00°52'24"E., A DISTANCE OF 1,032.50 FEET, THE PREVIOUS SIX (6) COURSES AND DISTANCES ARE ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE S.88°37'42"W. ALONG THE SOUTH LINE OF SAID CATALFUMO P.O.C. PLAT, A DISTANCE OF 1,234.38 FEET; THENCE N.00°50'17"W ALONG THE EAST LINE OF THE ENVIRONMENT, 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 141 OF SAID PUBLIC RECORDS, A DISTANCE OF 476.52 FEET; THENCE N.01°30'55"W. CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1,013.09 FEET TO THE POINT OF BEGINNING.

LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 2,125,350 SQUARE FEET, OR 48.7913 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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

1. PARCELS A1 AND A2

PARCELS A1 AND A2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. PARCELS B1, B2, B3 AND B4

PARCELS B1, B2, B3 AND B4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

3. PARCEL C1

PARCEL C1, AS SHOWN HEREON, IS HEREBY RESERVED FOR 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

4. PARCEL C2

PARCEL C2, AS SHOWN HEREON, IS HEREBY RESERVED FOR 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

5. PARCEL C3

PARCEL C3, AS SHOWN HEREON, IS HEREBY RESERVED FOR 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

6. PRIVATE CROSS ACCESS TRACTS AND PUBLIC SIDEWALK EASEMENT

TRACTS R-1 AND R-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE CROSS ACCESS TRACTS FOR PRIVATE CROSS ACCESS PURPOSES, SHARED PARKING, PUBLIC SIDEWALK INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION INCLUDING UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

7. OPEN SPACE TRACTS

TRACTS E1, E2, E3, E4, E5, E6 AND E7, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFERS, OPEN SPACE, PUBLIC SIDEWALK INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

8. ADDITIONAL RIGHT-OF-WAY

TRACTS RW AND RW1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

9. ALONG WITH THE FOLLOWING EASEMENTS:

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR SANITARY SEWER PURPOSES.

THE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY, CROSS ACCESS, INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION INCLUDING UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

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

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTERPOINTE DELRAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFERS, ACCESS, OPEN SPACE AND DRAINAGE PURPOSES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLATS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF THE ABOVE-NAMED CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 10th DAY OF June 2022.

CENTERPOINTE DELRAY HOLDINGS LLLP,
A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: *[Signature]*
PRINT NAME: Elinne Klein
WITNESS: *[Signature]*
PRINT NAME: Tim Sanders

BY: *[Signature]*
ARNAUD KARSENTI
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF June 2022, BY ARNAUD KARSENTI AS AUTHORIZED SIGNATORY OF CENTERPOINTE DELRAY HOLDINGS LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, FORMERLY PARCEL B CONGRESS DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 10th DAY OF June 2022.

PARCEL B CONGRESS DELRAY, LLLP,
A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA,
FORMERLY PARCEL B CONGRESS DELRAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Elinne Klein
WITNESS: *[Signature]*
PRINT NAME: Tim Sanders

BY: *[Signature]*
ARNAUD KARSENTI
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF June 2022, BY ARNAUD KARSENTI AS AUTHORIZED SIGNATORY OF PARCEL B CONGRESS DELRAY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, FORMERLY PARCEL B CONGRESS DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF June 2022.

107 S. CONGRESS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Karen Vermilyea
WITNESS: *[Signature]*
PRINT NAME: Karen Zolnersek

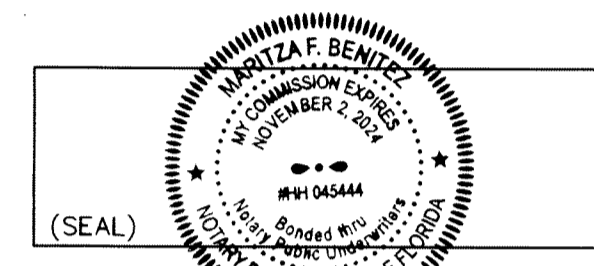
BY: *[Signature]*
WILLIAM H. MILMOE
MANAGER

CENTERPOINTE DELRAY HOLDINGS LLLP PARCEL B CONGRESS DELRAY, LLLP 107 S. CONGRESS, LLC 107C2, LLC 1690 SOUTH CONGRESS BUILDING, LLC



ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13 DAY OF June 2022, BY WILLIAM H. MILMOE AS THE MANAGER OF 107 S. CONGRESS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: Maritza F. Benitez
MY COMMISSION EXPIRES: Nov. 2, 2024
COMMISSION NUMBER: 114045444

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF June 2022.

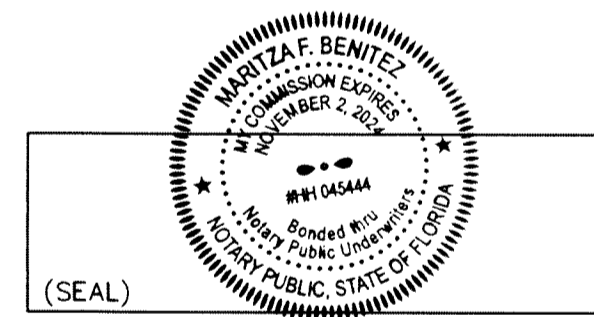
107C2, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Karen Vermilyea
WITNESS: *[Signature]*
PRINT NAME: Karen Zolnersek

BY: *[Signature]*
WILLIAM H. MILMOE
MANAGER

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13 DAY OF June 2022, BY WILLIAM H. MILMOE AS MANAGER OF 107C2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: Maritza F. Benitez
MY COMMISSION EXPIRES: Nov. 2, 2024
COMMISSION NUMBER: 114045444

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13 DAY OF June 2022.

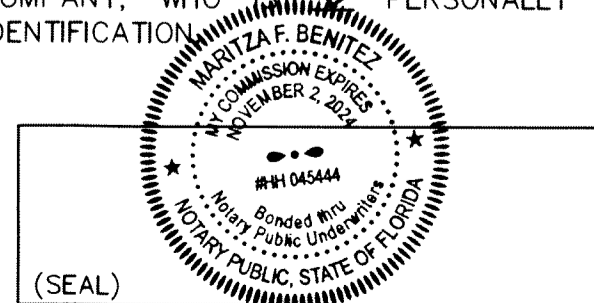
1690 SOUTH CONGRESS BUILDING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: *[Signature]*
PRINT NAME: Karen Vermilyea
WITNESS: *[Signature]*
PRINT NAME: Karen Zolnersek

BY: *[Signature]*
WILLIAM H. MILMOE
MANAGER

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13 DAY OF June 2022, BY WILLIAM H. MILMOE AS THE MANAGER OF 1690 SOUTH CONGRESS BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: Maritza F. Benitez
MY COMMISSION EXPIRES: Nov. 2, 2024
COMMISSION NUMBER: 114045444

TABULAR DATA		
PARCEL #	SQUARE FEET	ACRES
PARCEL A1	479535	11.0086
PARCEL A2	71447	1.6402
PARCEL B1	199201	4.5730
PARCEL B2	67780	1.5560
PARCEL B3	165714	3.8043
PARCEL B4	32148	0.7380
PARCEL C1	225206	5.1700
PARCEL C2	203132	4.6633
PARCEL C3	223487	5.1306
TRACT E1	37596	0.8631
TRACT E2	10902	0.2503
TRACT E3	37130	0.9241
TRACT E4	18086	0.4152
TRACT E5	53984	1.2393
TRACT E6	28014	0.6431
TRACT E7	49670	1.1403
TRACT R	118744	2.7260
TRACT R-1	34045	0.7098
TRACT R-2	66235	1.5205
TRACT RW	1440	0.0331
TRACT RW1	1854	0.0426
TOTAL	2125350	48.7913

"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.

CITY APPROVALS:

THIS PLAT OF PARKS AT DELRAY WAS APPROVED ON THE 6th DAY OF September A.D. 2022 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]* ATTEST: *[Signature]*
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] *[Signature]*
DEVELOPMENT SERVICES DIRECTOR PLANNING & ZONING BOARD CHAIRPERSON
[Signature] *[Signature]*
CITY ENGINEER FIRE MARSHAL

CENTERPOINTE DELRAY OWNER'S ASSOCIATION, INC. CITY OF DELRAY BEACH

