

CFN 20230078108 PL BK 135 PG 124

HIGHLAND PARK TOWNHOMES

BEING A REPLAT OF A PORTION OF BLOCK 113, HIGHLAND PARK,
AS RECORDED IN PLAT BOOK 2, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 16, 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

"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.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 27th DAY OF September, 2022.

COURCHENE HIGHLAND PARK, LLC
A FLORIDA LIMITED LIABILITY COMPANY

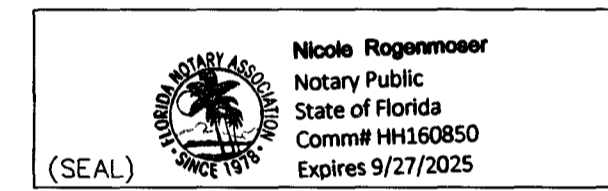
WITNESS: Sean Mills
PRINT NAME: Sean Mills
WITNESS: Paulina Martinego
PRINT NAME: Paulina Martinego

Paul Courchene
BY: PAUL COURCHENE
MANAGER

ACKNOWLEDGEMENT:

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 September, 2022, BY PAUL COURCHENE AS MANAGER OF COURCHENE HIGHLAND PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC
Nicole Roggenmoer
PRINT NAME
MY COMMISSION EXPIRES: 9/27/25
COMMISSION NUMBER: HH160850

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 27th DAY OF September, 2022.

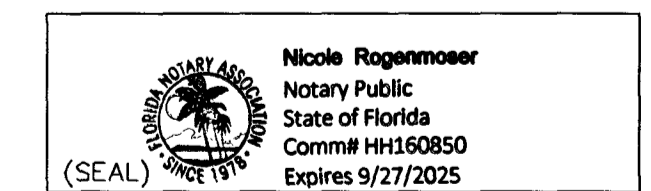
WITNESS: Sean Mills
PRINT NAME: Sean Mills
WITNESS: Paulina Martinego
PRINT NAME: Paulina Martinego

HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Paul Courchene
MANAGER

ACKNOWLEDGEMENT:

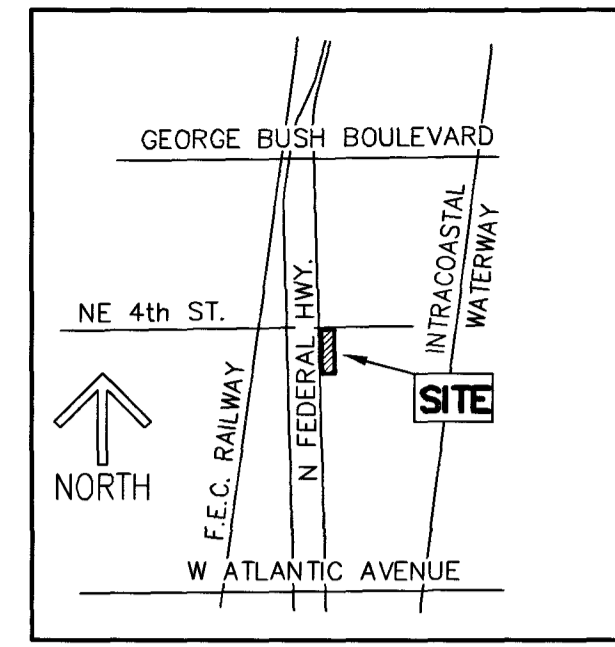
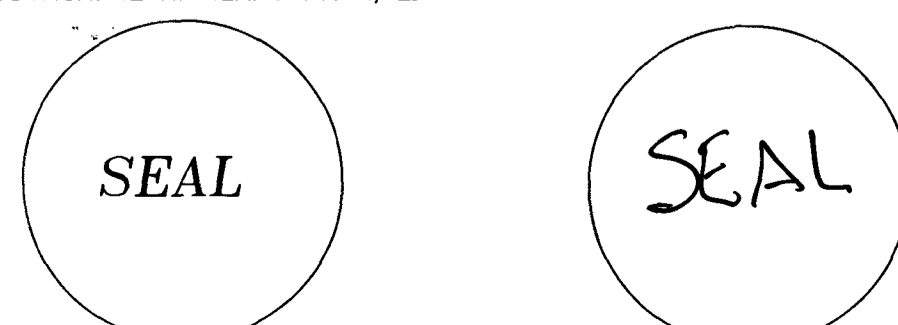
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 27th DAY OF September, 2022, BY PAUL COURCHENE AS MANAGER OF HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC
Nicole Roggenmoer
PRINT NAME
MY COMMISSION EXPIRES: 9/27/25
COMMISSION NUMBER: HH160850

COURCHENE HIGHLAND PARK, LLC HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC.



SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COURCHENE HIGHLAND PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF HIGHLAND PARK TOWNHOMES, BEING A REPLAT OF A PORTION OF BLOCK 113, HIGHLAND PARK, AS RECORDED IN PLAT BOOK 2, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 28, BLOCK 113 OF SAID HIGHLAND PARK; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 4TH STREET AND BEING ON THE NORTH LINE OF LOT 28 OF SAID BLOCK 113; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND NORTH LINE, S89°08'48"W, A DISTANCE OF 114.74 FEET TO A POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°39'58", A DISTANCE OF 23.74 FEET TO A POINT ON A LINE THAT IS 5.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF LOTS 20 THROUGH 28 OF SAID BLOCK 113 AND EAST RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY; THENCE ALONG SAID PARALLEL LINE AND EAST RIGHT-OF-WAY LINE, S01°31'10"E, A DISTANCE OF 442.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 20 OF SAID BLOCK 113; THENCE ALONG SAID SOUTH LINE, N89°14'53"E, A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOTS 20 THROUGH 28 OF SAID BLOCK 113; THENCE ALONG SAID EAST LINE, N01°31'41"W, A DISTANCE OF 457.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 59,406 SQUARE FEET, OR 1.3638 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HIGHLAND PARK TOWNHOMES AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 30 ARE HEREBY DEDICATED TO COURCHENE HIGHLAND PARK, 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, FLORIDA.

2. RESIDENTIAL ACCESS STREET

TRACT R, AS SHOWN HEREON IS HEREBY DEDICATED TO HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE STREET FOR DRAINAGE, INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

3. OPEN SPACE TRACTS

TRACTS OST1, OST2, OST3, OST4, OST6, OST7 AND OST8, AS SHOWN HEREON ARE HEREBY DEDICATED TO HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, PUBLIC DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

TRACT OST5, AS SHOWN HEREON IS HEREBY DEDICATED TO HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, PUBLIC ACCESS AND USE DURING DAYLIGHT HOURS, PUBLIC DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

4. RECREATION TRACT

TRACT REC, AS SHOWN HEREON IS HEREBY DEDICATED TO HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIGHLAND PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

5. SIDEWALK EASEMENTS

A SIDEWALK EASEMENT OVER TRACT OST7, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF TRACT OST7, ITS SUCCESSORS AND/OR ASSIGNS.

A SIDEWALK EASEMENT OVER TRACT OST8, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF TRACT OST8, ITS SUCCESSORS AND/OR ASSIGNS.

6. PUBLIC RIGHT-OF-WAY TRACTS

TRACT D1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

TRACT D2, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOTS 1-30	30,488	0.6999
TRACT R	12,527	0.2876
TRACTS OST1-OST8	13,105	0.3008
TRACTS D1-D2	2,031	0.0466
TRACT REC	1,255	0.0288
TOTAL	59,406	1.3638

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)

I, MITCHELL B. KIRSCHNER, 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 HAVE THE TITLE TO THE PROPERTY IS VESTED TO COURCHENE HIGHLAND PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 9/29/2022
Mitchell B. Kirschner
MITCHELL B. KIRSCHNER, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF HIGHLAND PARK TOWNHOMES IS APPROVED ON THE 27th DAY OF September, A.D. 2022, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: John T. Doogan
ATTEST: Katrina Johnson
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
William Stewart
DEVELOPMENT SERVICES DIRECTOR
Patricia Figueroa
CITY ENGINEER
John Dewey
PLANNING & ZONING BOARD
CHAIRPERSON
Z. J.
FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT:

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 HIGHLAND PARK TOWNHOMES, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

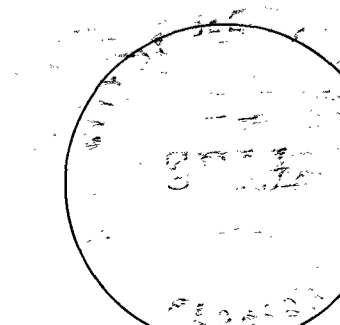
DATE: 9/29/2022
John T. Doogan
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG. #4409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

SURVEYOR'S CERTIFICATE:

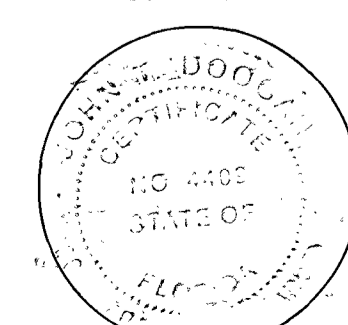
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND 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 CITY OF DELRAY BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, 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: 9/23/2022
David P. Lindley
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB#3591
TELEPHONE: 561-392-1991

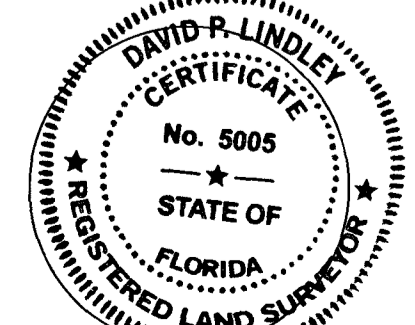
CITY OF DELRAY BEACH



REVIEWING SURVEYOR



SURVEYOR



124
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:19 A.M.
THIS 9 DAY OF March
A.D. 2022, AND DULY RECORDED
IN PLAT BOOK 135 ON
PAGES 124 THROUGH 125
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: Joseph Abruzzo
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

