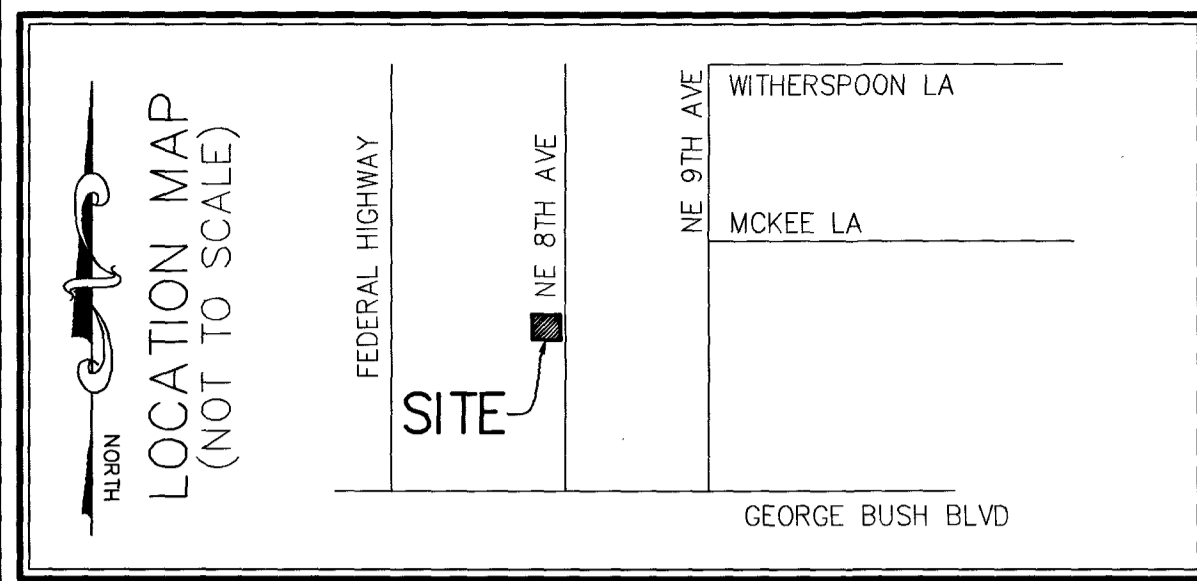


CFN 20230169716 PL BK 135 PG 183



SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST

STAMM 917 NE 8TH AVENUE

BEING A REPLAT OF LOTS 8 AND 9, BLOCK 4, SOPHIA FREY SUBDIVISION, RECORDED IN PLAT BOOK 4, PAGE 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 CLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

"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.

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	4,677	0.1074
LOT 2	3,655	0.0839
LOT 3	4,695	0.1078
TOTAL	13,027	0.2991

183

STATE OF FLORIDA
COUNTY OF PALM BEACH

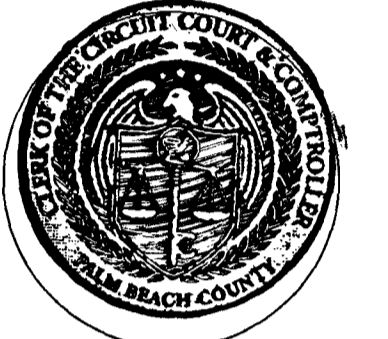
THIS PLAT WAS FILED FOR RECORD AT 8:32 A.M. THIS 22 DAY OF May A.D. 2023 AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 183 THRU 184

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT & COMPTROLLER



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 917 NE 8TH AVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF STAMM 917 NE 8TH AVENUE, BEING A REPLAT OF LOTS 8 AND 9, BLOCK 4, SOPHIA FREY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8 AND 9, BLOCK 4, SOPHIA FREY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

THE WEST 2.00 FEET OF SAID LOTS 8 AND 9, BLOCK 4, AS RECORDED IN OFFICIAL RECORDS BOOK 34031, PAGE 953 OF SAID PUBLIC RECORDS.

CONTAINING 200 SQUARE FEET/0.0046 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 13,027 SQUARE FEET/0.2991 ACRES, MORE OR LESS.

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

LOTS 1 THROUGH 3, INCLUSIVE, ARE HEREBY RESERVED FOR 917 NE 8TH AVE, 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.

ALONG WITH THE FOLLOWING EASEMENTS:

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

GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND ASSIGNS AND/OR ASSIGNS FOR DRAINAGE PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF LOT 2, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS 11th DAY OF April 2023.

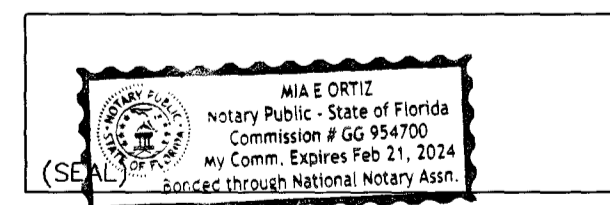
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
917 NE 8TH AVE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
MICHAEL STAMM
MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11 DAY OF April 2023, BY MICHAEL STAMM, AS MANAGING MEMBER, ON BEHALF OF THE 917 NE 8TH AVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: *[Name]*
MY COMMISSION EXPIRES: 2/21/24
COMMISSION NUMBER: 66954700

MORTGAGEE'S CONSENT:

STATE OF PA }
COUNTY OF Philadelphia } S.S.

THE UNDERSIGNED, IFP FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 32460, AT PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF April 2023.

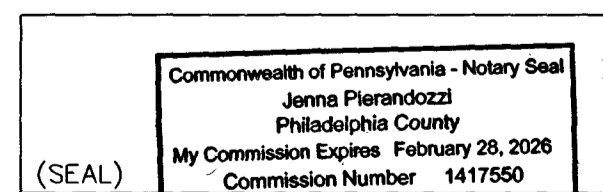
WITNESS: *[Signature]*
PRINT NAME: *[Name]*
IFP FUND I, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
PRINT NAME: *[Name]*
TITLE: VP

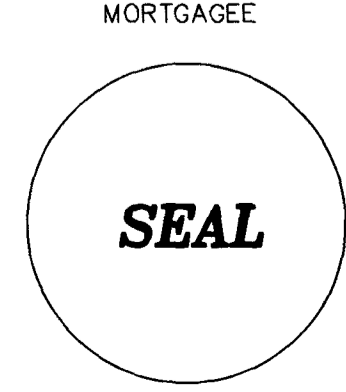
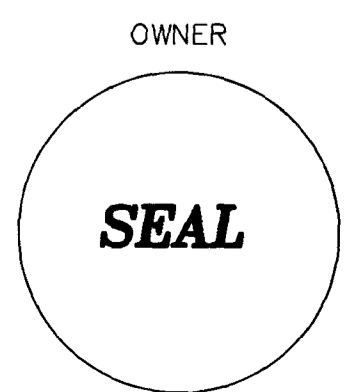
ACKNOWLEDGEMENT:

STATE OF PA }
COUNTY OF Philadelphia } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11 DAY OF April 2023, BY *[Name]* AS VP FOR IFP FUND I, LLC, A DELAWARE 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: *[Name]*
MY COMMISSION EXPIRES: 2/28/28
COMMISSION NUMBER: 1417550



CITY APPROVALS:

THIS PLAT OF STAMM 917 NE 8 AVENUE WAS APPROVED ON THE 11th DAY OF May A.D. 2023 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]* ATTEST: *[Signature]*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DEVELOPMENT SERVICES DIRECTOR

[Signature]
CITY ENGINEER

[Signature]
FIRE MARSHAL

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

I, THOMAS F. CARNEY, 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 917 NE 8TH AVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE 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.

DATED: 4/12/2023 *[Signature]*
THOMAS F. CARNEY
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR'S CERTIFICATE:

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

DATE: 4/5/2023 *[Signature]*

JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REGISTRATION #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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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, PALM BEACH COUNTY, FLORIDA.

DATE: 4-3-2023 *[Signature]*

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

