

PERIMETER
SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by Jeff S. Hodapp, P.S.M.
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AURA DELRAY BEACH

A REPLAT OF A PORTION OF TRACTS 27, 38 AND 39, "MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18-46-43", (P.B 6, PG. 51, P.B.C.R.), IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

179

DESCRIPTION AND DEDICATION (CONTINUED)

2. THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AND A LIGHTING AREA.
3. THE CITY GREENWAY 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.
4. THE CITY GREENWAY MAINTENANCE ACCESS 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 VICE PRESIDENT THIS 29 DAY OF OCTOBER, 2021.

TRG DELRAY BEACH CONGRESS LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Chris Shotmeyer BY: Kevin Neal
 PRINT NAME Chris Shotmeyer VICE PRESIDENT

WITNESS: James Lent
 PRINT NAME James Lent

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29 DAY OF OCTOBER, 2021, BY Kevin Neal AS VICE PRESIDENT FOR TRG DELRAY BEACH CONGRESS LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/15/24 Dea McNeill, NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA) SS
 COUNTY OF)

THE UNDERSIGNED 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 RECORD BOOK 32984 AT PAGE 1102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ANDREW A WONG, ITS SENIOR VICE PRESIDENT ON BEHALF OF SAID BANKING CORPORATION THIS 29th DAY OF October, 2021.

COMERICA BANK,
 A TEXAS BANKING CORPORATION,
 AS ADMINISTRATIVE AGENT AND LENDER

WITNESS: Judith E. Kreitzer BY: Andrew A. Wong
 PRINT NAME Judith E. Kreitzer PRINT NAME: ANDREW A WONG
 TITLE: SENIOR VICE PRESIDENT

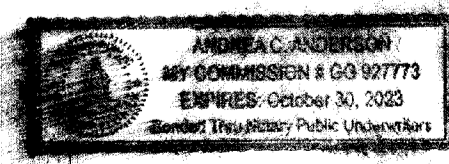
WITNESS: Charks Shotmeyer
 PRINT NAME Charks Shotmeyer

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF October, 2021, BY Andrew A. Wong AS SE. V.P. FOR COMERICA BANK., ON BEHALF OF THE BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/30/2023 Anderson, NOTARY PUBLIC



CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

THIS PLAT OF "AURA DELRAY BEACH", AS APPROVED ON THE 2nd DAY OF November, 2021, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

[Signature] ATTEST: Kateri Johnson
 MAYOR CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

[Signature]
 DEVELOPMENT SERVICES DIRECTOR
[Signature]
 CITY ENGINEER

[Signature]
 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. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT PARCEL CORNERS.

DATE: 10/29/2021

[Signature]
 DAVID A. BOWER
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. LS 5888
 STATE OF FLORIDA
 DENNIS J. LEAVY & ASSOCIATES, INC. LB #6599

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF) SS

I, HARVEY E. OYER III 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 TRG DELRAY BEACH CONGRESS LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2020; 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.

DATE: 10/15/2021 BY: [Signature] ESQ., ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR
 NUMBER 0154024

NOTES:

- 01 BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 89°47'40" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 806 (ATLANTIC AVENUE), SECTION 93030-2505, DATED 04-21-2009. ALL DISTANCES SHOWN ARE GROUND DISTANCES. A SCALE FACTOR OF 1.0000412 WAS APPLIED.
- 02 THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 03 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.
- 04 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.
- 05 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, FLORIDA.
- 06 PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION 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: 10-28-2021 [Signature]
 JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

COMERICA BANK TRG DELRAY BEACH CONGRESS LLC, REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR

