

# CENTENNIAL SQUARE

BEING A REPLAT OF LOT 23 AND A PORTION OF LOT 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SAID LANDS SITUATE AND BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 8:25 A.M. THIS 24 DAY OF April A.D. 2023 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 155 THROUGH 156.

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: Dennis McCall  
DEPUTY CLERK

CFN 20230133822 PL BK 135 PG 155

**DEDICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS: THAT CENTENNIAL INVESTMENTS DB, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HERON, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOT 23 AND A PORTION OF LOT 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CENTENNIAL SQUARE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 23, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 24, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THEREFROM:

A PORTION OF LOT 24, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE N01°32'34"W, ALONG THE WEST LINE OF LOT 24, A DISTANCE OF 80.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°32'34"W, ALONG SAID WEST LINE, 25.37 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE N89°18'26"E, ALONG SAID NORTH LINE, 25.37 FEET TO A POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE TO SAID POINT BEARS N00°41'34"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°51'00", AN ARC DISTANCE OF 39.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

LOT 23 AND A PORTION OF LOT 24, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE N01°32'34"W, ALONG THE WEST LINE OF LOT 24, A DISTANCE OF 80.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°51'00", AN ARC DISTANCE OF 39.64 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE N89°18'26"E, ALONG THE NORTH LINE OF LOTS 23 AND 24, A DISTANCE OF 107.13 FEET TO THE EAST LINE OF SAID LOT 23; THENCE S01°32'34"E, ALONG SAID EAST LINE, 106.00 FEET TO THE SOUTH LINE OF LOT 23; THENCE S89°18'26"W, ALONG THE SOUTH LINE OF LOTS 23 AND 24, A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 13,904 SQUARE FEET (0.319 ACRES) MORE OR LESS.

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

UNITS 1, 2 AND 3, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:

GENERAL UTILITY EASEMENTS (G.U.E) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION; 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 6 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE 4 FOOT PRIVATE ACCESS EASEMENT, AS SHOWN HEREON, IS DEDICATED BY UNIT 3, MADE FOR THE BENEFIT OF UNIT 2 FOR INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF UNIT 3.

THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED EXCLUSIVELY TO UNITS 1, 2 AND 3 FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF MARCH, 2023.

WITNESS: D. Mash  
(PRINT NAME) Deena Mash

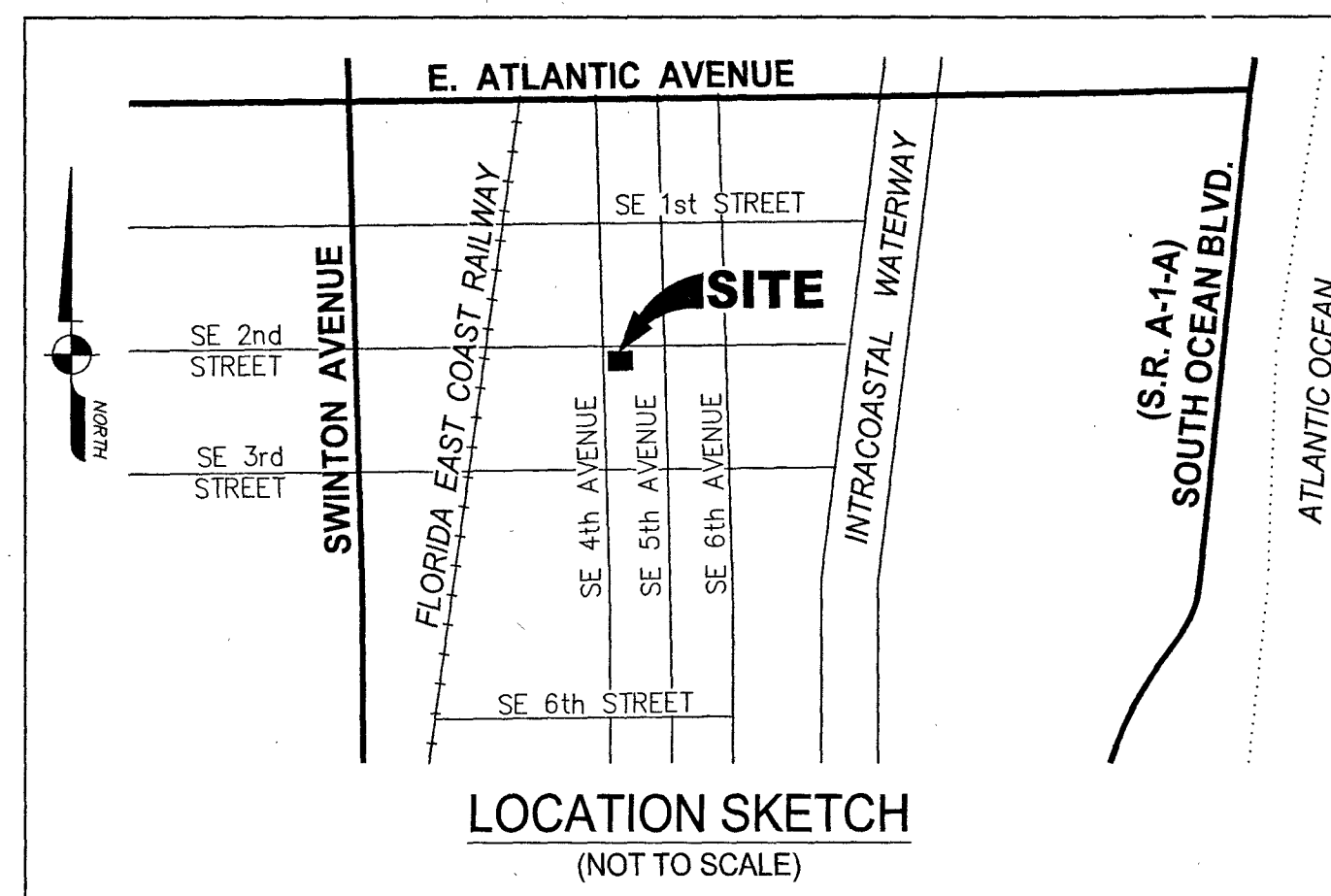
CENTENNIAL INVESTMENTS DB, LLP,  
A FLORIDA LIMITED LIABILITY PARTNERSHIP

BY: CENTENNIAL INVESTMENTS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
MANAGING PARTNER

WITNESS: Marisha Kreitman  
(PRINT NAME) MARISHA KREITMAN

BY: TONY STERN CONSULTANCY, LLC,  
A KANSAS LIMITED LIABILITY COMPANY  
MANAGER

BY: Anthony Michael Stern  
ANTHONY MICHAEL STERN  
SOLE MEMBER



THIS INSTRUMENT WAS PREPARED BY:  
**MARISHA M. KREITMAN, P.S.M.**  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
L.B. #3300

**TITLE CERTIFICATION:**

I, ROBERT I. MACLAREN II, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTENNIAL INVESTMENTS DB, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

BY: Robert I. MacLaren II DATED: 13 MARCH 2023

PRINT NAME: ROBERT I. MACLAREN II  
ATTORNEY-AT-LAW IN FLORIDA

**CITY OF DELRAY BEACH:**

THIS PLAT OF "CENTENNIAL SQUARE" AS APPROVED ON THE 18th DAY OF April, A.D. 2023, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: [Signature] ATTEST: Kate Johnson  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: Andrea Stanwoks BY: Patrick A. Figueroa  
DEVELOPMENT SERVICES DIRECTOR CITY ENGINEER

BY: T.J.F. BY: \_\_\_\_\_  
FIRE MARSHAL UTILITIES DIRECTOR

**REVIEWING SURVEYOR:**

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

DATED: 3-15-2023

[Signature]  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD & WHEELER, INC.  
L.B. NO. 3591  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434

**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") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: 16 MARCH 2023

[Signature]  
MARISHA M. KREITMAN, P.S.M.  
FLORIDA REGISTRATION NO. 6555  
AVIROM & ASSOCIATES, INC.,  
L.B. NO. 3300  
50 S.W. 2nd AVENUE, SUITE 102,  
BOCA RATON, FLORIDA, 33432

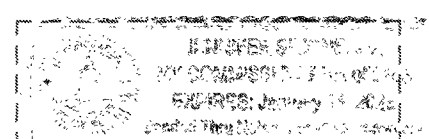
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 13 DAY OF MARCH, 2023 BY ANTHONY MICHAEL STERN AS SOLE MEMBER OF TONY STERN CONSULTANCY, LLC, A KANSAS LIMITED LIABILITY COMPANY, THE MANAGING PARTNER OF CENTENNIAL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THE MANAGING PARTNER OF CENTENNIAL INVESTMENTS DB, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, WHO IS  PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES:

COMMISSION NUMBER: HH 058443



Jennifer Simonsaux  
(PRINT NAME)

[Signature]  
(NOTARY PUBLIC)

**SURVEYOR'S NOTES:**

- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, ALOFT HOTEL PLAT, RECORDED IN PLAT BOOK 123, PAGES 48-49, P.B.C.R., BASED ON THE WEST LINE OF SAID PLAT HAVING A BEARING OF S01°32'34"E.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CENTERLINE; Δ = CENTRAL ANGLE; C.M. = CONCRETE MONUMENT; G.U.E. = GENERAL UTILITY EASEMENT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; MS. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL SURVEYOR & MAPPER; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS; R/W = RIGHT-OF-WAY.  
 INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.  
 INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM L.B. 3300," UNLESS OTHERWISE STATED.

**NOTICE:**

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.

