

PERIMETER

SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, FL 33487
Tel: (561) 241-9988
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GRACE'S MANOR

A REPLAT OF LOT 11, "ESTATES MANGO DE PARIS" (P.B. 74, PG. 192, P.B.C.R.) IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

24

STATE OF FLORIDA COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:15 AM THIS DAY OF JULY 2023, AND DULY RECORDED IN PLAT BOOK 136 ON PAGES 24 THROUGH 25. JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: *[Signature]* DC

SHEET 1 OF 2

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GRACE'S MANOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, "GRACE'S MANOR", BEING A REPLAT OF LOT 11, "ESTATES MANGO DE PARIS", (PLAT BOOK 74, PAGE 192, PALM BEACH COUNTY RECORDS), IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAIN 69,996 SQUARE FEET (1.607 ACRES), MORE OR LESS.

SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "GRACE'S MANOR" AND FURTHER DEDICATE AS FOLLOWS:

- LOTS 11A, 11B, 11C, & 11D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GRACE'S MANOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE 5 FOOT WIDE ACCESS EASEMENT IS HEREBY GRANTED SOLELY TO THE OWNERS OF LOTS 11A, 11B, 11C, AND 11D, FOR INGRESS AND EGRESS PURPOSES TO AND FROM TRACT "A" OF THE PLAT OF "ESTATES MANGO DE PARIS" (PLAT BOOK 74, PAGE 192, PALM BEACH COUNTY RECORDS), AND SHALL BE MAINTAINED BY THE OWNERS OF LOT 11A & 11B TO THE EXTENT IT IS ON THEIR RESPECTIVE LOTS.

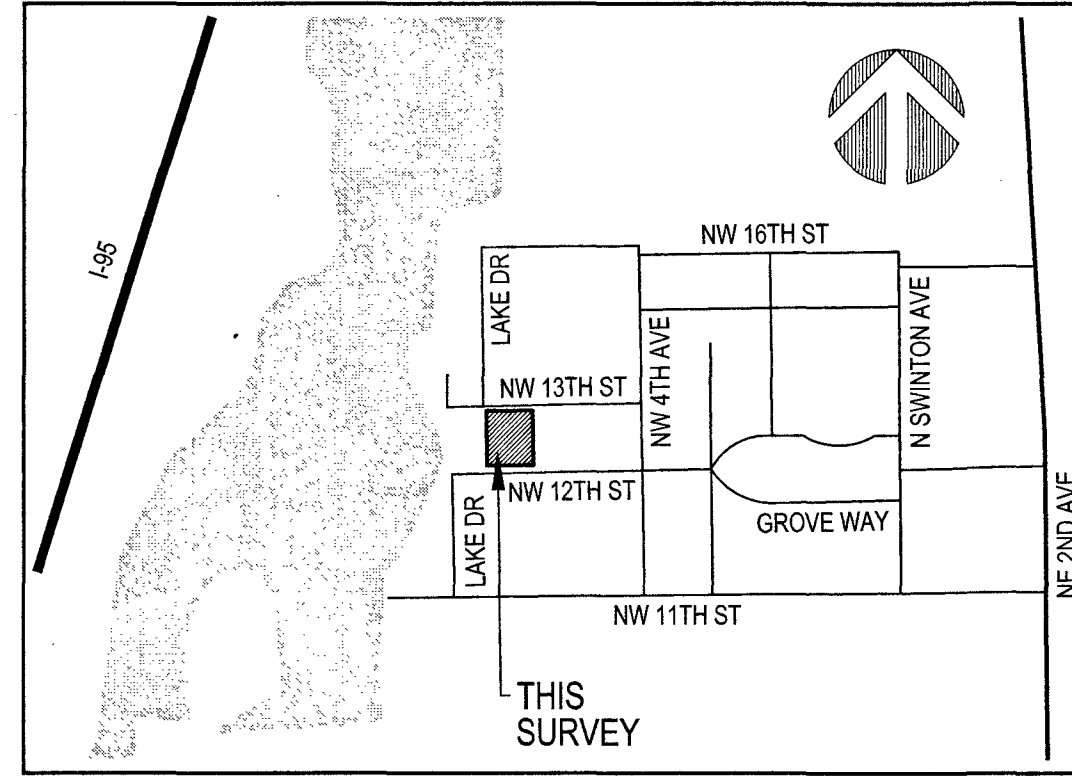
IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER ON BEHALF OF SAID LIMITED LIABILITY COMPANY THIS 20th DAY OF MARCH, 2023.

GRACE'S MANOR, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

BY: *[Signature]*
PETER J. BRENNAN, MANAGER

WITNESS: *[Signature]*
PRINT NAME: *[Name]*



LOCATION MAP
NOT TO SCALE

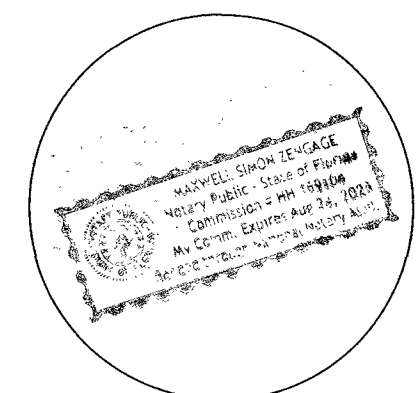
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF March, 2023, BY PETER J. BRENNAN, AS MANAGER OF, GRACE'S MANOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/24/25

[Signature]
NOTARY PUBLIC
[Signature]
SIGNATURE



CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
THIS PLAT OF GRACE'S MANOR, AS APPROVED ON THE 30th DAY OF June, 2023, BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED AND CERTIFIED BY:
[Signature] DEVELOPMENT SERVICES DIRECTOR
[Signature] CHAIRPERSON, PLANNING AND ZONING
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL

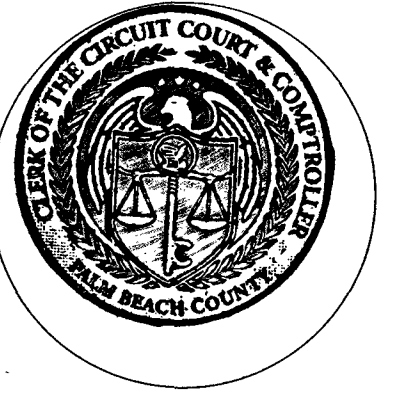
TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

I, MICHAEL ROBERT FLAM, 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 IN GRACE'S MANOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2022; 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: 3-26-2023

BY: *[Signature]*
MICHAEL ROBERT FLAM, ESQ.
FLORIDA BAR #510394



CLERK OF THE CIRCUIT COURT AND COMPTROLLER

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF NW 12TH ST. HAVING A BEARING OF SOUTH 89°58'25" EAST, ACCORDING TO SAID RECORD PLAT OF "ESTATES MANGO DE PARIS".
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY 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.
- 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.
- 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.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNULL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT, EXCEPT FOR PLATTED EASEMENTS AS SHOWN HEREON.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

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 34156 AT PAGE 180 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 Dan Nagle, ITS Sr. V.P., ON BEHALF OF SAID CORPORATION THIS 20th DAY OF March, 2023.

WITNESS: *[Signature]*
PRINT NAME: Marina Dominguez

BY: *[Signature]*
HEARTLAND BANK AND TRUST COMPANY

WITNESS: *[Signature]*
PRINT NAME: Evan Fairfield

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.

DATE: 3-21-2023

[Signature]
DAVID P. LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

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: 3-14-2023

[Signature]
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
947 CLINT MOORE RD, BOCA RATON, FL, 33487

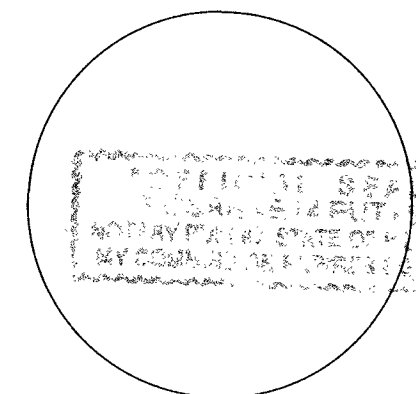
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF March, 2023, BY Dan Nagle, AS Sr. Vice President OF, HEARTLAND BANK AND TRUST COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/24/24

[Signature]
NOTARY PUBLIC
[Signature]
SIGNATURE



HEARTLAND BANK AND TRUST COMPANY GRACE'S MANOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR

CFN 20230227939 PL BK 136 PG 24