

ANDREWS AVENUE TOWNHOMES

BEING A REPLAT OF PARCEL 1, OF MOORE'S LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 72 OF THE PUBLIC RECORDS OF 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 GLADES 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.

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STATE OF FLORIDA
COUNTY OF PALM BEACH

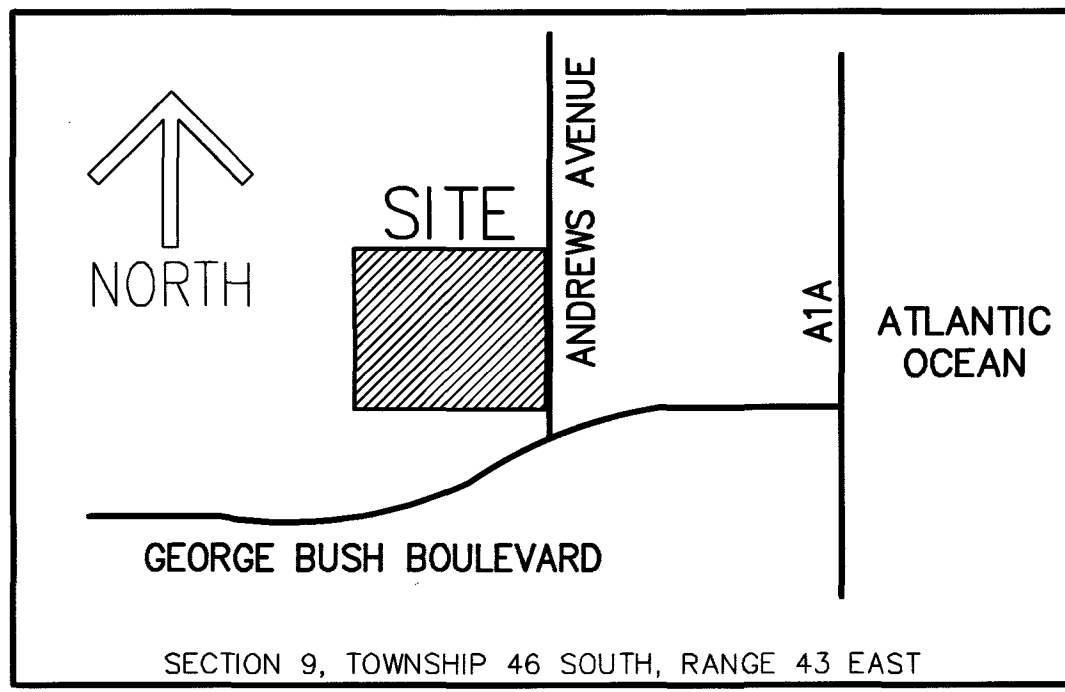
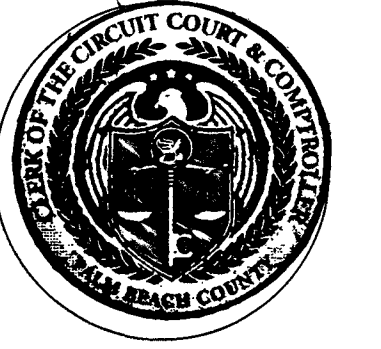
THIS PLAT WAS FILED FOR RECORD AT 8:19 A.M. THIS 11 DAY OF September A.D. 2023 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 131 THRU 132

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT & COMPTROLLER



VICINITY MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TCG SDG ANDREWS LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF ANDREWS AVENUE TOWNHOMES BEING A REPLAT OF PARCEL 1, OF MOORE'S LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 72 OF THE PUBLIC RECORDS OF 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:

PARCEL 1, MOORE'S LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 14,766 SQUARE FEET/0.3390 ACRES, MORE OR LESS.

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

LOTS:

LOTS 1 AND 2, INCLUSIVE, ARE HEREBY RESERVED FOR TCG SDG ANDREWS 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.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

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

THE GENERAL UTILITY (G.U.) EASEMENT IS 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE COMPANY, THIS 30 DAY OF May, 2023.

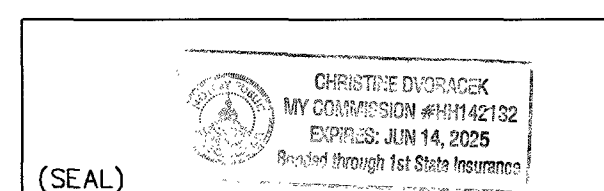
WITNESS: *[Signature]*
PRINT NAME: Alex Arroyo
TCG SDG ANDREWS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: GAGLIARDINI, Stephanie
BY: MICHAEL TESTER
MANAGER

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 30 DAY OF May, 2023, BY MICHAEL TESTER, AS MANAGER, ON BEHALF OF TCG SDG ANDREWS LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
CHRISTINE DVORACEK
PRINT NAME
MY COMMISSION EXPIRES: 6/14/2025
COMMISSION NUMBER: HH142132

OWNER



CITY APPROVALS:

THIS PLAT OF ANDREWS AVENUE TOWNHOMES WAS APPROVED ON THE 07th DAY OF September, A.D. 2023 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DEVELOPMENT SERVICES DIRECTOR
[Signature]
CITY ENGINEER
[Signature]
FIRE MARSHAL

TITLE CERTIFICATION:

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

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 TCG SDG ANDREWS LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

DATED: May 25, 2023 *[Signature]*
THOMAS F. CARNEY
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR'S CERTIFICATE:

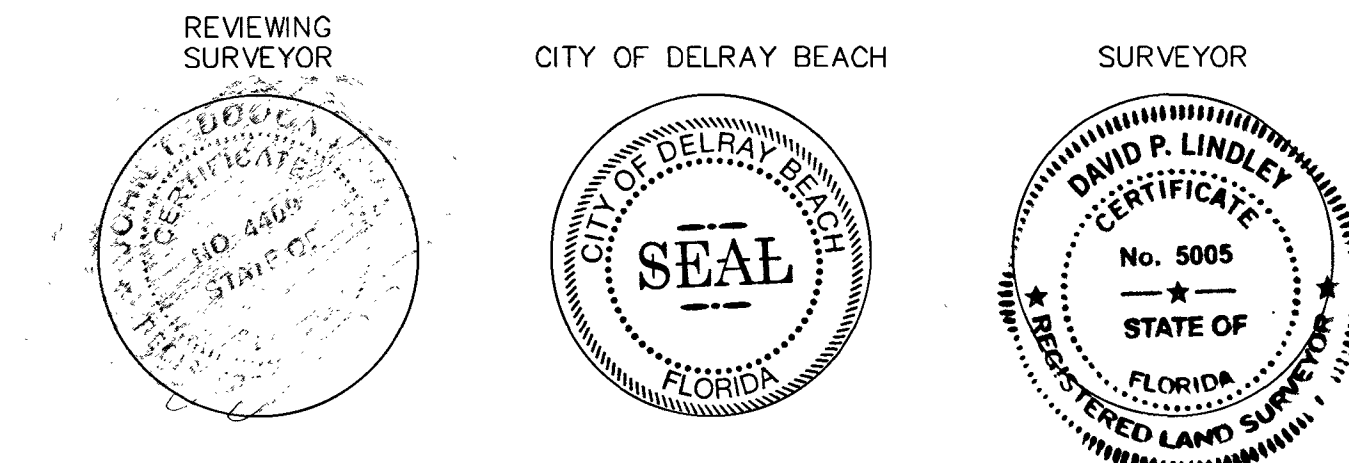
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 5/19/2023 *[Signature]*
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REGISTRATION #4409 STATE OF FLORIDA
AVROM & 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: 6-1-2023 *[Signature]*
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005



CFN 20230311700 PL BK 136 PG 131