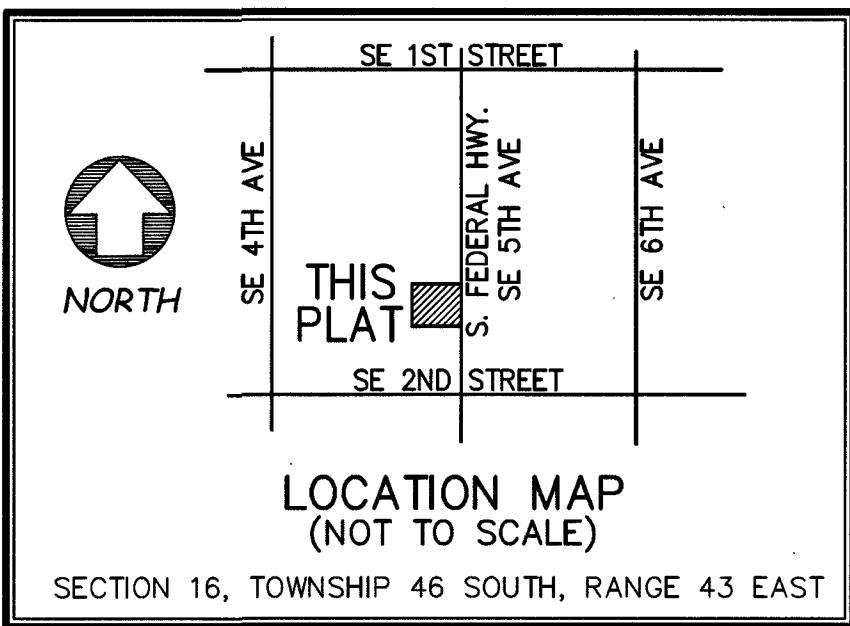


FIFTH AVENUE TOWNHOMES

A REPLAT OF PORTIONS OF LOTS 15 AND 16, BLOCK 102, MAP OF THE TOWN OF LINTON, FLORIDA (NOW KNOWN AS THE CITY OF DELRAY BEACH, FLORIDA),
RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY PUBLIC RECORDS,
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FIFTH AVENUE DELRAY LLC, A NEW YORK LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN ON THIS PLAT OF FIFTH AVENUE TOWNHOMES, BEING A REPLAT OF PORTIONS OF LOTS 15 AND 16, BLOCK 102, MAP OF THE TOWN OF LINTON, FLORIDA (NOW KNOWN AS THE CITY OF DELRAY BEACH, FLORIDA), AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 15, LESS THE EAST 10 FEET THEREOF, AND LOT 16, LESS THE EAST 10 FEET THEREOF, BOTH IN BLOCK 102, MAP OF THE TOWN OF LINTON, FLORIDA (NOW KNOWN AS THE CITY OF DELRAY BEACH, FLORIDA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE WEST LINE OF SAID LOTS 16 AND 15, NORTH 01°31'36" WEST A DISTANCE OF 122.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE NORTH LINE OF SAID LOT 15, NORTH 89°20'28" EAST A DISTANCE OF 125.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP OF STATE ROAD NO. 5, SECTION 9301-206; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°31'36" EAST A DISTANCE OF 122.46 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE ALONG SAID SOUTH LINE, SOUTH 89°20'28" WEST A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 15,308 SQUARE FEET (0.351 ACRE), MORE OR LESS.

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

1. LOTS:

LOTS 1 THROUGH 5, INCLUSIVE, ARE HEREBY RESERVED FOR FIFTH AVENUE DELRAY LLC, A NEW YORK LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. ADDITIONAL RIGHT-OF-WAY:

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

3. ALONG WITH THE FOLLOWING EASEMENTS:

THE GENERAL UTILITY (G.U.) EASEMENT, AS SHOWN HEREON, IS 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.

ACCESS EASEMENTS IS MADE TO THE PUBLIC FOR ACCESSING PURPOSE. THE MAINTENANCE OF THE ITEMS IN THE LIMITS OF THIS EASEMENT WILL BE MAINTAINED BY FIFTH AVENUE DELRAY LLC, A NEW YORK LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS.

DRAINAGE EASEMENT (D.E.) ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 5, THEIR SUCCESSORS AND/OR ASSIGNS, AND ARE THE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID OWNERS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH

ACCESS EASEMENTS ARE MADE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 5, THEIR SUCCESSORS AND ASSIGNS FOR MAINTENANCE ACCESS PURPOSES.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE 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 COMPANY, THIS 20th DAY OF March, 2025.

FIFTH AVENUE DELRAY LLC,
A NEW YORK LIMITED LIABILITY COMPANY

WITNESS: L.L. Dezio
PRINT NAME: L.L. Dezio

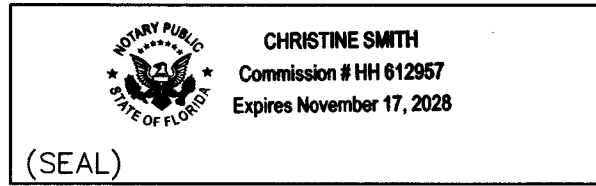
BY: [Signature]
MICHAEL C HUNTRESS
MANAGING MEMBER

WITNESS: [Signature]
PRINT NAME: Mark L. Jones

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 20th DAY OF March, 2025, BY MICHAEL C HUNTRESS, MANAGING MEMBER FIFTH AVENUE DELRAY LLC, A NEW YORK LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED New York Drivers License AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Christine Smith
PRINT NAME

MY COMMISSION EXPIRES: 11-17-2028
COMMISSION NUMBER: HH612957

FIFTH AVENUE DELRAY LLC

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

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	3,411	0.0783
LOT 2	2,747	0.0631
LOT 3	2,747	0.0631
LOT 4	2,747	0.0631
LOT 5	3,411	0.0783
TRACT RW	245	0.0055
TOTAL	15,308	0.3514

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 8:37 A.M.
THIS 10 DAY OF April
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 91 THRU 92

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THOMAS 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 FIFTH AVENUE DELRAY LLC, A NEW YORK LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NOT 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: March 20, 2025

[Signature]
THOMAS CARNEY
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF FIFTH AVENUE TOWNHOMES WAS APPROVED ON THE 24th DAY OF April, A.D. 2025 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
MAYOR

ATTEST: [Signature]
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
CITY ENGINEER
[Signature]
DEVELOPMENT SERVICES DIRECTOR

[Signature]
FIRE MARSHAL
[Signature]
PLANNING & ZONING BOARD
CHAIRPERSON

SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF SOUTH 01°31'36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- "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.
- 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.

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: 2/28/2025

[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

PREPARED IN THE OFFICE OF:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION NO. LB 3591

