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158

STATE OF FLORIDA
COUNTY OF PALM BEACH

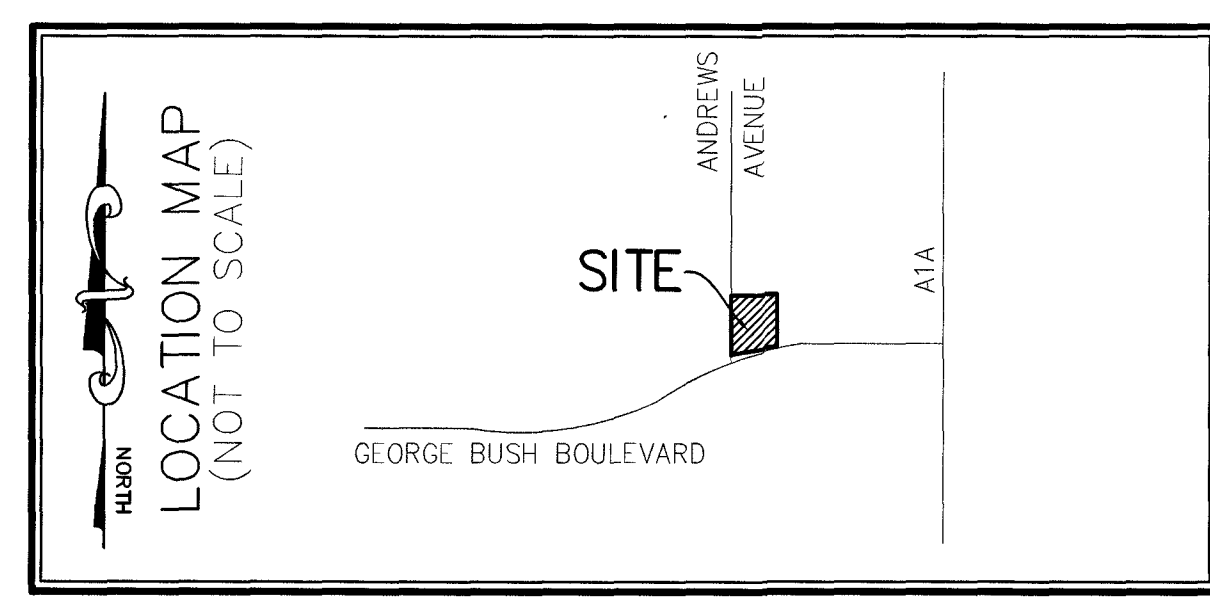
THIS PLAT WAS FILED FOR
RECORD AT 8:10 A.M.
THIS 29 DAY OF July
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 158 THRU 159

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST

STAMM 1201 GEORGE BUSH BLVD

BEING A REPLAT OF LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 185, 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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 1201 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF
THE LAND SHOWN ON THIS PLAT OF STAMM 1201 GEORGE BUSH BLVD, BEING A REPLAT OF LOT 6 AND THE SOUTHERLY 54.5 FEET
OF LOT 7, BLUE SEAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 185, PUBLIC RECORDS OF PALM
BEACH COUNTY, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23,
PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 17,316 SQUARE FEET/ 0.3975
ACRES, MORE OR LESS.

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

LOTS:

LOTS 1 THROUGH 3, INCLUSIVE, ARE HEREBY RESERVED BY 1201 GEORGE BUSH BLVD, 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.

PUBLIC RIGHT-OF-WAY

TRACT R IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF DELRAY BEACH FOR STREET, PEDESTRIAN ACCESS AND UTILITY
PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

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

THE LIMITED ACCESS EASEMENT IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR
ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TO THE OWNERS OF LOTS 2 AND 3, THEIR
SUCCESSORS AND ASSIGNS AND/OR ASSIGNS FOR DRAINAGE PURPOSES AND IS THE PERPETUAL OBLIGATION OF SAID OWNERS
OF LOTS 2 AND 3, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ACCESS EASEMENT IS MADE FOR THE BENEFIT OF THE OWNERS OF LOT 2, THEIR SUCCESSORS AND ASSIGNS FOR
MAINTENANCE ACCESS PURPOSES.

GENERAL UTILITY (G.U.E.) EASEMENT ARE 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
MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY,
THIS 14 DAY OF July, 2025.

WITNESS: [Signature]
PRINT NAME: Taylor & Arnold

1201 GEORGE BUSH BLVD, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

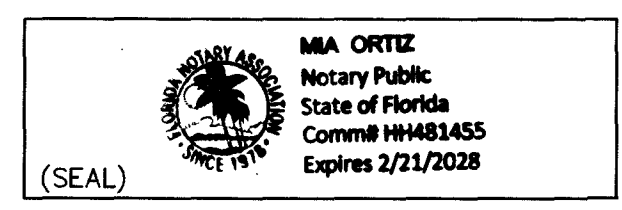
WITNESS: [Signature]
PRINT NAME: Seth Burrell

BY: [Signature]
MICHAEL STAMM
MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE
NOTARIZATION, THIS 14 DAY OF July, 2025, BY MICHAEL STAMM, AS MANAGING
MEMBER, ON BEHALF OF THE 1201 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ☒
PERSONALLY KNOWN TO ME OR HAS PRODUCED ☒ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: Mia Ortiz
MY COMMISSION EXPIRES: 2/21/2028
COMMISSION NUMBER: HH481455

MORTGAGEE'S CONSENT:

STATE OF New Jersey
COUNTY OF Somerset

THE UNDERSIGNED, BD CAPITAL, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, ISAOA/ATIMA, 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 RECORDS BOOK 34479, AT PAGE 464 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO AND
ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY
OF July, 2025.

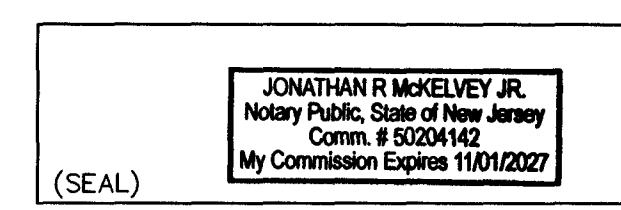
WITNESS: [Signature]
PRINT NAME: Edgar Chavez

BD CAPITAL, LLC
A NEW JERSEY LIMITED LIABILITY COMPANY,
ISAOA/ATIMA
BY: [Signature]
PRINT NAME: Scott Goldman
TITLE: CEO

ACKNOWLEDGEMENT:

STATE OF NEW JERSEY
COUNTY OF SOMERSET

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE
NOTARIZATION, THIS 15th DAY OF July, 2025, BY Scott Goldman AS
CEO FOR BD CAPITAL, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, ISAOA/ATIMA
, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED
☐ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
PRINT NAME: JONATHAN R. MCKELVEY JR.
MY COMMISSION EXPIRES: 11/01/2027
COMMISSION NUMBER: 50204142

CITY APPROVALS:

THIS PLAT OF STAMM 1201 GEORGE BUSH BLVD WAS APPROVED ON THE
28 DAY OF July, A.D. 2025 BY THE
CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
MAYOR: [Signature] ATTEST: [Signature]
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] CITY ENGINEER
[Signature] CHAIRPERSON, PLANNING AND ZONING
[Signature] DEVELOPMENT SERVICES DIRECTOR
[Signature] FIRE MARSHAL

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, NEIL M. SCHILLER, 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 1201 GEORGE BUSH BLVD, LLC, A FLORIDA LIMITED LIABILITY
COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: July 15, 2025

[Signature]
NEIL M. SCHILLER, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER
CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF 1236 GEORGE
BUSH BLVD, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES
WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1), FLORIDA STATUTES.

DATE: 7/21/2025

[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: 7/18/2025

[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

