

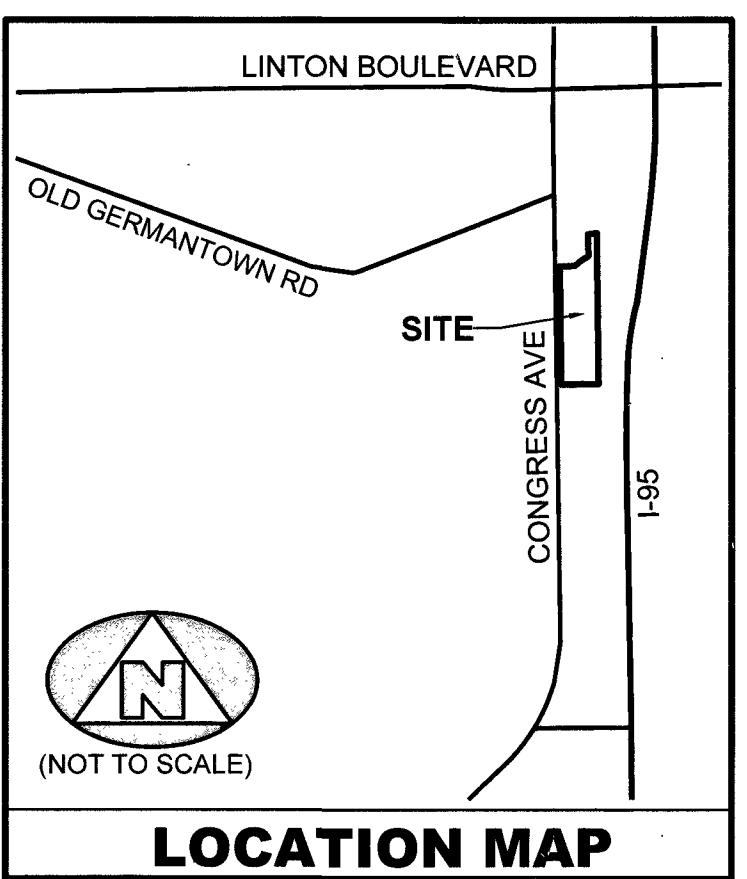
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SHEET 1 OF 3

139

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
SSTHIS PLAT WAS FILED FOR RECORD
AT 2:59 THIS 19 DAY
OF December 2025AND DULY RECORDED IN PLAT BOOK
NO. 140 ON PAGES 139-141MICHAEL CARUSO
JOSEPH A. BARTUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: DEPUTY CLERK



LOCATION MAP



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 THIS COUNTY.

ALTON DELRAY

BEING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT KMF ALTON DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ALTON DELRAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 30; THENCE SOUTH 00°27'17" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SEABOARD AIRLINE RAILROAD, A DISTANCE OF 476.28 FEET; THENCE SOUTH 89°13'16" WEST, A DISTANCE OF 393.4 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, (A 120.00 FOOT ROAD RIGHT-OF-WAY, AS LAID OUT AND NOW IN USE); THENCE NORTH 00°27'17" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE, A DISTANCE OF 476.28 FEET TO THE INTERSECTION THEREOF WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 30; THENCE CONTINUING NORTH 00°27'17" WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE, A DISTANCE OF 652.64 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY BOUNDARY OF THE LAKE WORTH DRAINAGE DISTRICT, THENCE CONTINUING NORTH 00°27'17" WEST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE, A DISTANCE OF 127.28 FEET; THENCE NORTH 89°45'39" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LAKE WORTH DRAINAGE DISTRICT, A DISTANCE OF 155.73 FEET; THENCE NORTH 50°24'56" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LAKE WORTH DRAINAGE DISTRICT, A DISTANCE OF 101.84 FEET; THENCE NORTH 58°41'41" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LAKE WORTH DRAINAGE DISTRICT, A DISTANCE OF 78.62 FEET; THENCE NORTH 01°19'34" WEST, DEPARTING THE BOUNDARY OF SAID LAKE WORTH DRAINAGE DISTRICT, A DISTANCE OF 229.44 FEET; THENCE NORTH 82°25'43" EAST, A DISTANCE OF 95.00 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF SAID SEABOARD AIRLINE RAILROAD, THENCE SOUTH 00°27'17" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SEABOARD AIRLINE RAILROAD, A DISTANCE OF 1122.88 FEET TO THE POINT-OF-BEGINNING (P.O.B.).

LESS AND EXCEPT ANY PORTION(S) THEREOF LYING WITHIN THE RIGHT-OF-WAY OF CONGRESS AVENUE OR LYING WITHIN ANY RAILROAD RIGHT-OF-WAY.

CONTAINING: 12.29 ACRES OR 535,266 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL A IS HEREBY RESERVED BY KMF ALTON DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALONG WITH THE FOLLOWING EASEMENTS:

ALL WATER AND SEWER EASEMENTS ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER FACILITIES.

GREENWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RE COURSE TO THE CITY OF DELRAY BEACH.

GENERAL UTILITY (G.U.) EASEMENTS 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.

LIFT STATION ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, IMPROVEMENT, MAINTENANCE, AND OPERATION ACTIVITIES OF THE LIFT STATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RE COURSE TO THE CITY OF DELRAY BEACH.

LIFT STATION EASEMENT IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR ACCESS, CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.

LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT ROAD.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Authorized Signatory AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF November, 2025.

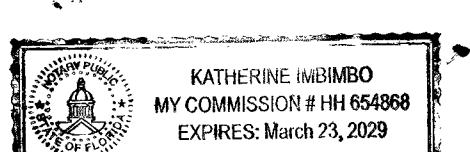
KMF ALTON DELRAY LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: Jeff A. Aunivian
NAME: JEFF AUNIVIAN
TITLE: AUTHORIZED SIGNATORY

WITNESS (1): Angela Mercado
PRINT NAME: Angela Mercado
WITNESS (2): Tennisha Thompson
PRINT NAME: Tennisha Thompson

ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF Palm Beach County

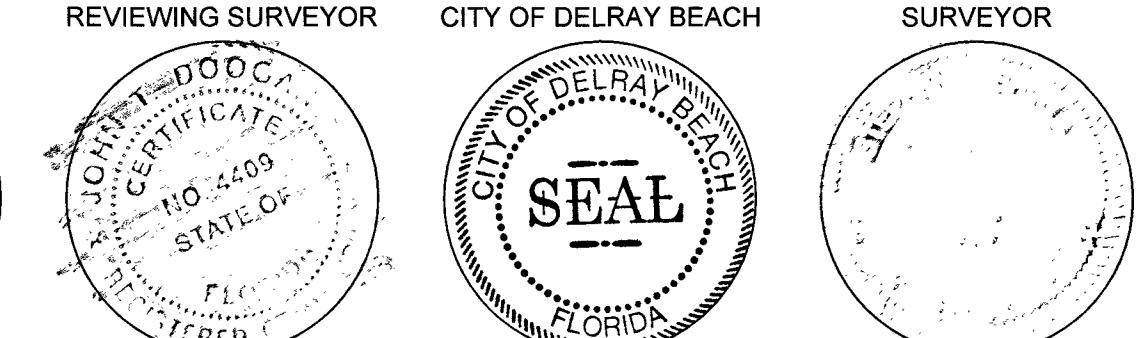
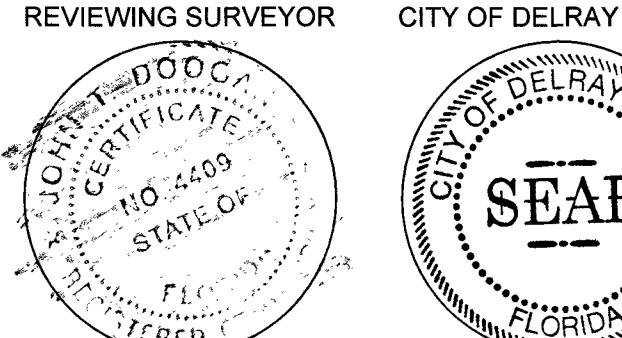
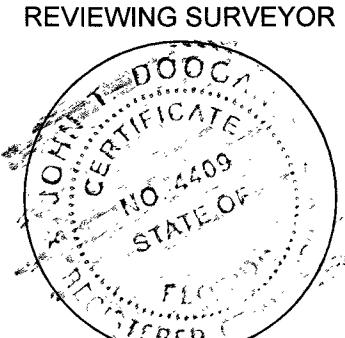
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 20th DAY OF November, 2025, BY Jeff Aunivian, AS Authorized Signatory FOR KMF ALTON DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Jeff Aunivian AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 23, 2029



SIGNATURE
Katherine Imbimbo
(PRINTED NAME) - NOTARY PUBLIC

KMF ALTON DELRAY
GEORGE T. ELMORE,
AS TRUSTEE OF THE
GEORGE T. ELMORE
TRUST, U/A DATED
MAY 30, 1984



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 35166 AT PAGE 975, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I DO HEREBUNTO SET MY HANDS AND SEAL THIS 20 DAY OF Nov, 2025.

GEORGE T. ELMORE, AS TRUSTEE OF THE GEORGE T. ELMORE TRUST, U/A DATED MAY 30, 1984

BY: George T. Elmore
GEORGE T. ELMORE

WITNESS (1): Angela Mercado
PRINT NAME: Angela Mercado

WITNESS (2): Tennisha Thompson
PRINT NAME: Tennisha Thompson

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF November, 2025, BY GEORGE T. ELMORE, AS TRUSTEE OF THE GEORGE T. ELMORE TRUST, U/A DATED MAY 30, 1984, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED George T. Elmore AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 23, 2029

Katherine Imbimbo
KATHERINE IMBIMBO
(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF Florida
COUNTY OF Miami-Dade

I, Katherine Imbimbo, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KMF ALTON DELRAY 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: 11/3/25

Katherine Imbimbo, ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF ALTON DELRAY AS APPROVED ON THE 17th DAY OF December, A.D. 2025 BY THE CITY OF DELRAY BEACH, FLORIDA.

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Patrick A. Figueroa

CITY ENGINEER

Andrea Giannini
DEVELOPMENT SERVICES DIRECTOR

REVIEWING SURVEYOR'S STATEMENT:

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

DATE: 11/19/2025

John T. Doogan
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REGISTRATION #4409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

SURVEYOR & MAPPER'S NOTES:

1. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
3. 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.
4. 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.
5. 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.
6. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
7. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE DEED BEARING OF NOO°27'17"W, ALONG THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVE, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARING ROTATION PLAT TO GRID IS 00°24'59" (COUNTERCLOCKWISE).
8. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
9. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
10. THE LAND SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT IN FAVOR OF RANGER CONSTRUCTION INDUSTRIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 34806, PAGE 1135, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
11. THE PROPOSED FUTURE ACCESS EASEMENT AREA SHOWN HEREON WILL INCLUDE ACCESS FOR TOWER TENANT FOR REPAIRS AND MAINTENANCE AND IS NOT DEDICATED BY THIS PLAT.

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 3200 SUMMIT BLVD #19717, WEST PALM BEACH, FL 33416

SURVEYOR & MAPPER'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, 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, FLORIDA.

DATE: 11/19/2025

Stephen L. Shirley
STEPHEN L. SHIRLEY, P.S.M.
LICENSE NO. LS3918
STATE OF FLORIDA

ASSOCIATED LAND SURVEYORS, INC.
3200 SUMMIT BLVD #19717
WEST PALM BEACH, FL 33416
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: als@alsurvey.net