

MILFRED INDUSTRIAL

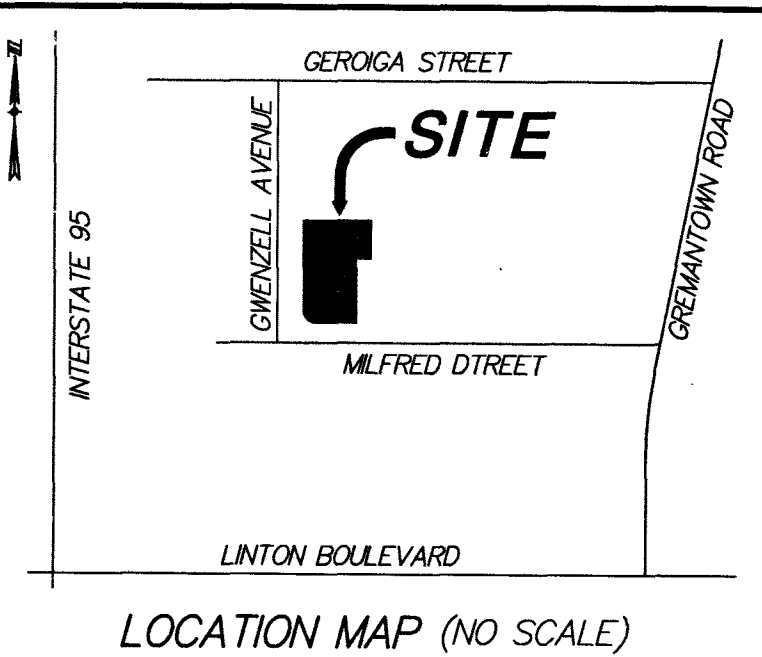
BEING A REPLAT OF A PORTION OF LOT 11, PLATT'S ACRES, PLAT BOOK 21, PAGE 47 (P.R.P.B.CO.), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:57 P. M.
THIS 4 DAY OF
JUNE A.D. 2026
AND DULY RECORDED IN PLAT
BOOK 141 ON PAGES
45 THROUGH 66.

MIKE CARUSO,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
AND COMPTROLLER



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 1215 MILFRED STREET LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 11, PLATT'S ACRES, PLAT BOOK 21, PAGE 47, (P.R.P.B.CO.), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MILFRED INDUSTRIAL", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTH 51.75 FEET OF THE NORTH 103.50 FEET OF LOT 11 AND THE EAST 50 FEET OF THE WEST 110 FEET OF LOT 11, LESS THE NORTH 103.50 FEET THEREOF, PLATT'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B:

THE WEST 60 FEET OF LOT 11, LESS THE NORTH 103.50 FEET OF LOT 11 THEREOF, PLATT'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N.87° 36'35"E, ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 110.04 FEET TO A POINT ON EAST LINE OF THE WEST 110.0 FEET OF SAID LOT 11; THENCE N.00°48'42"W, ALONG SAID EAST LINE, A DISTANCE OF 12.50 FEET TO A POINT ON A LINE 12.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 11; THENCE S.87° 36'35"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 84.34 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 97°34'43" AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO A POINT OF CUSP AND A POINT ON THE WEST LINE OF SAID LOT 11; THENCE S.00°48'42"E, ALONG SAID WEST LINE A DISTANCE OF 38.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,302 SQUARE FEET MORE OR LESS.

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

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

ALONG WITH THE FOLLOWING EASEMENTS:

THE LIMITED ACCESS EASEMENT (LAE) IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF April, 2026.

1215 MILFRED STREET LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: David Sanwal

BY: [Signature]
KYLE J. BRENT
MANAGER

WITNESS: [Signature]
PRINT NAME: Dyan Ruffini

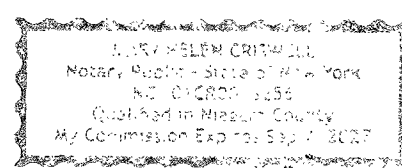
ACKNOWLEDGEMENT:

STATE OF New York
COUNTY OF Niagara

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF April, 2026, BY KYLE J. BRENT AS MANAGER OF 1215 MILFRED STREET LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: Sep 7th, 2027

[Signature]
NOTARY PUBLIC
NAME: Mary Criswell
COMMISSION NO.: 21C6019256



CITY APPROVAL:

THIS PLAT OF "MILFRED INDUSTRIAL" AS APPROVED ON THE 20th DAY OF June, A.D. 2026 BY THE CITY OF DELRAY BEACH.

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DEVELOPMENT SERVICES DIRECTOR

[Signature]
CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DARIN WADE MELLINGER, 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 1215 MILFRED STREET 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 THIS PLAT.

DATE: August 27, 2025

[Signature]
DARIN WADE MELLINGER, ESQUIRE
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 475424

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 4/16/26

[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
ENGLAND SURVEYING LLC
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 8447

REVIEWING SURVEYOR'S STATEMENT:

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 "MILFRED INDUSTRIAL" AS REQUIRED BY CHAPTER 177.081 (9), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 4/27/2026

[Signature]
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CALFIELD & WHEELERS, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
LICENSE BUSINESS NO. L.B. 3591

