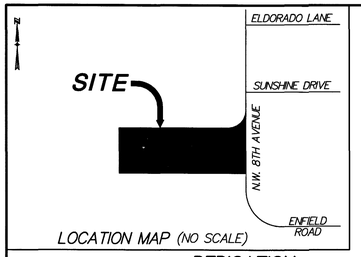
20260228153

ENCLAVE BY THE SEA

BEING A REPLAT OF PARCEL "B" AND THE ABANDONED ROAD RIGHT OF WAY LYING NORTH OF AND ADJACENT TO SAID TRACT "B", LAKE IDA SHORES, PLAT BOOK 25, PAGE 54 (P.B.C.P.R.), BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1



LOCATION MAP (NO SCALE)

89

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:26 P. M.
THIS 24 DAY OF June A.D. 2026
AND DULY RECORDED IN PLAT BOOK 141 ON PAGES 89 THROUGH _____.

MIKE CARUSO,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NW 8TH AVE LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF PARCEL "B" AND THE ABANDONED ROAD RIGHT OF WAY LYING NORTH OF AND ADJACENT TO SAID PARCEL "B", LAKE IDA SHORES, PLAT BOOK 25, PAGE 54 (P.B.C.P.R.), BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ENCLAVE BY THE SEA", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "B", LAKE IDA SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING NORTH OF PARCEL "B", LAKE IDA SHORES AS RECORDED IN PLAT BOOK 25, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LYING SOUTH OF LOTS 12 AND 13, SAID LAKE IDA SHORES; LYING WEST OF N.W.8TH AVENUE; AND LYING EAST OF DELRAY LAKES AS RECORDED IN PLAT BOOK 78, PAGE 184; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE N.00°29'30"W., ALONG THE EAST LINE OF DELRAY LAKES AS RECORDED IN PLAT BOOK 78, PAGE 184, A DISTANCE OF 50.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N.90°00'00"E., ALONG THE SOUTH LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 184.79 FEET TO A POINT OF CURVATURE OF A CURVE LYING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°29'30", A DISTANCE OF 39.48 FEET TO A POINT OF TANGENCY ON THE WEST RIGHT OF WAY OF SAID N.W. 8TH AVENUE HAVING A RIGHT OF WAY WIDTH OF 50.00 FEET; THENCE S.00°29'30"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE LYING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89°30'30", A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE S.90°00'00"W., ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 185.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,911 SQUARE FEET OR 0.3882 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS ENCLAVE BY THE SEA AND FURTHER DEDICATES AS FOLLOWS:

LOT 1 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.

THE INGRESS-EGRESS EASEMENT AS SHOWN IS HEREBY RESERVED FOR THE OWNER OF LOT 13, BLOCK 3, LAKE IDA SHORES, PLAT BOOK 25, PAGE 54 (P.B.C.P.R.), THEIR SUCCESSORS AND ASSIGN, FOR INGRESS-EGRESS AND OTHER THINGS NOT INCONSISTENT WITH THIS EASEMENT, WITHOUT RECORSE TO THE CITY OF DELRAY BEACH. NOTE: EASEMENT TO BE ABANDONED IN THE EVENT EXISTING DRIVEWAY IS EVER REMOVED.

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 8th DAY OF June, 2026.

NW 8TH AVE LAND, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
CRISTOFER A. BENNARDO
MANAGER

WITNESS: Alicia Kendrick
PRINT NAME: Alicia Kendrick

WITNESS: _____
PRINT NAME: Anthony Padula

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

☑ THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 8th DAY OF June, 2026, BY CRISTOFER A. BENNARDO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NW 8TH AVE LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES: 07/27/2027

NOTARY PUBLIC
NAME: LEILANI ACOSTA-SCHOLTZ
COMMISSION NO.: HH 426803

CITY APPROVAL:

THIS PLAT OF "ENCLAVE BY THE SEA" AS APPROVED ON THE 16th DAY OF June, A.D. 2026.

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CRISTOFER A. BENNARDO, 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 NW 8TH AVE LAND, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: June 8, 2026

NAME: Cristofer A. Bennardo
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 155306

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF S.W. QUARTER SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S.0°29'30"E.

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, FLORIDA.

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

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF ENGLE LAND SURVEYING LLC, 8033 STIRRUP CAY COURT, BOYNTON BEACH, FLORIDA 33436. (561) 441-4938

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ◯

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.

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

INSTRUMENTS OF RECORD AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.

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.

RESOLUTION NO. 58-26, AS RECORDED IN OFFICIAL RECORDS BOOK 36480, PAGE 1243 PALM BEACH COUNTY PUBLIC RECORDS, WAS APPROVED ON APRIL 21, 2026 FOR A WAIVER TO THE MINIMUM LOT WIDTH.

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

DATE: 6/11/2026

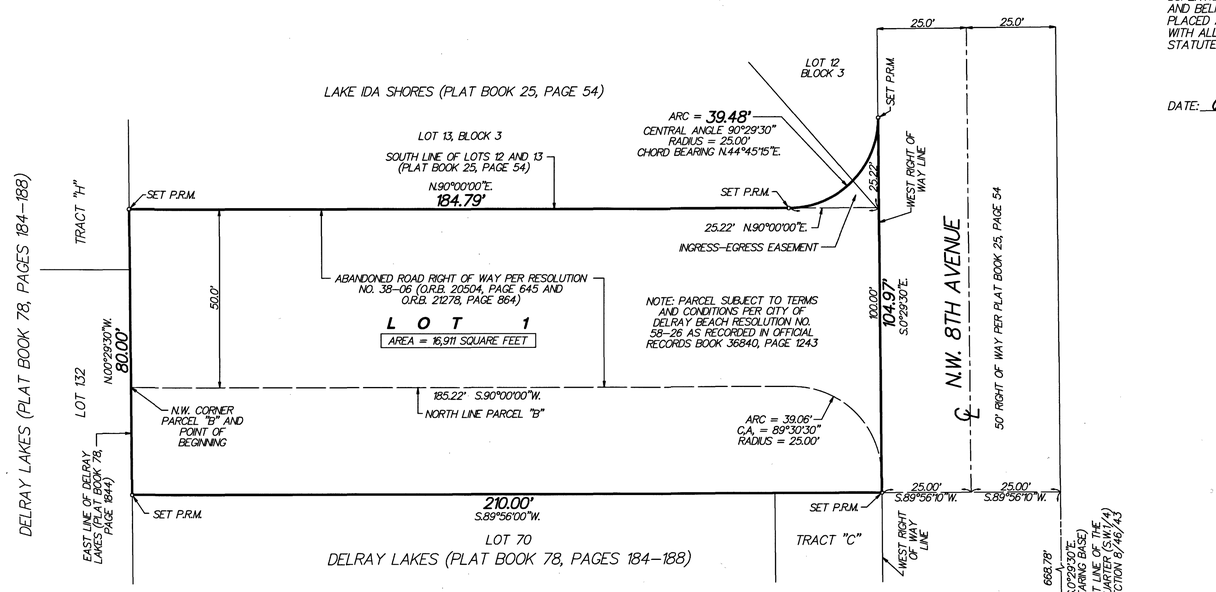
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
REGISTRATION #4409 STATE OF FLORID
AVIRON & ASSOCIATES, INC. LB #3300
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

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) HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 6/11/2026

PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
ENGLE LAND SURVEYING LLC
8033 STIRRUP CAY COURT
BOYNTON BEACH, FLORIDA 33436
CERTIFICATE OF AUTHORIZATION NO. 8447



SCALE: 1" = 20'

0' 20' 40' 60'

LEGEND:

℄ = CENTERLINE

P.R.M. = PERMANENT REFERENCE MONUMENT (4"X4" CONCRETE MONUMENT STAMPED "PRM LB8447") UNLESS STATED OTHERWISE

P.R.M. (NAIL) = PERMANENT REFERENCE MARKER (NAIL AND DISK STAMPED "PRM LB8447")

P.B.C.P.R. = PALM BEACH COUNTY PUBLIC RECORDS

SECTION 8/46/43 = SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST

O.R.B. = OFFICIAL RECORDS BOOK

L.B. = LICENSED BUSINESS

C.A. = CENTRAL ANGLE

C.B. = CHORD BEARING

CITY OF DELRAY BEACH SEAL FLORIDA — NW 8TH AVE LAND, LLC (NO SEAL) — NOTARY SEAL — SURVEYORS SEAL — REVIEWING SURVEYORS SEAL

CFN 20260228153 PL BK 141 PG 89