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169

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:23 AM THIS 20 DAY OF August A.D. 202 AND DULY RECORDED IN PLAT BOOK 141 ON PAGES 169 THROUGH 170 SHANNON RAMSEY-CHESSMAN CLERK OF THE CIRCUIT COURT AND COMPTROLLER

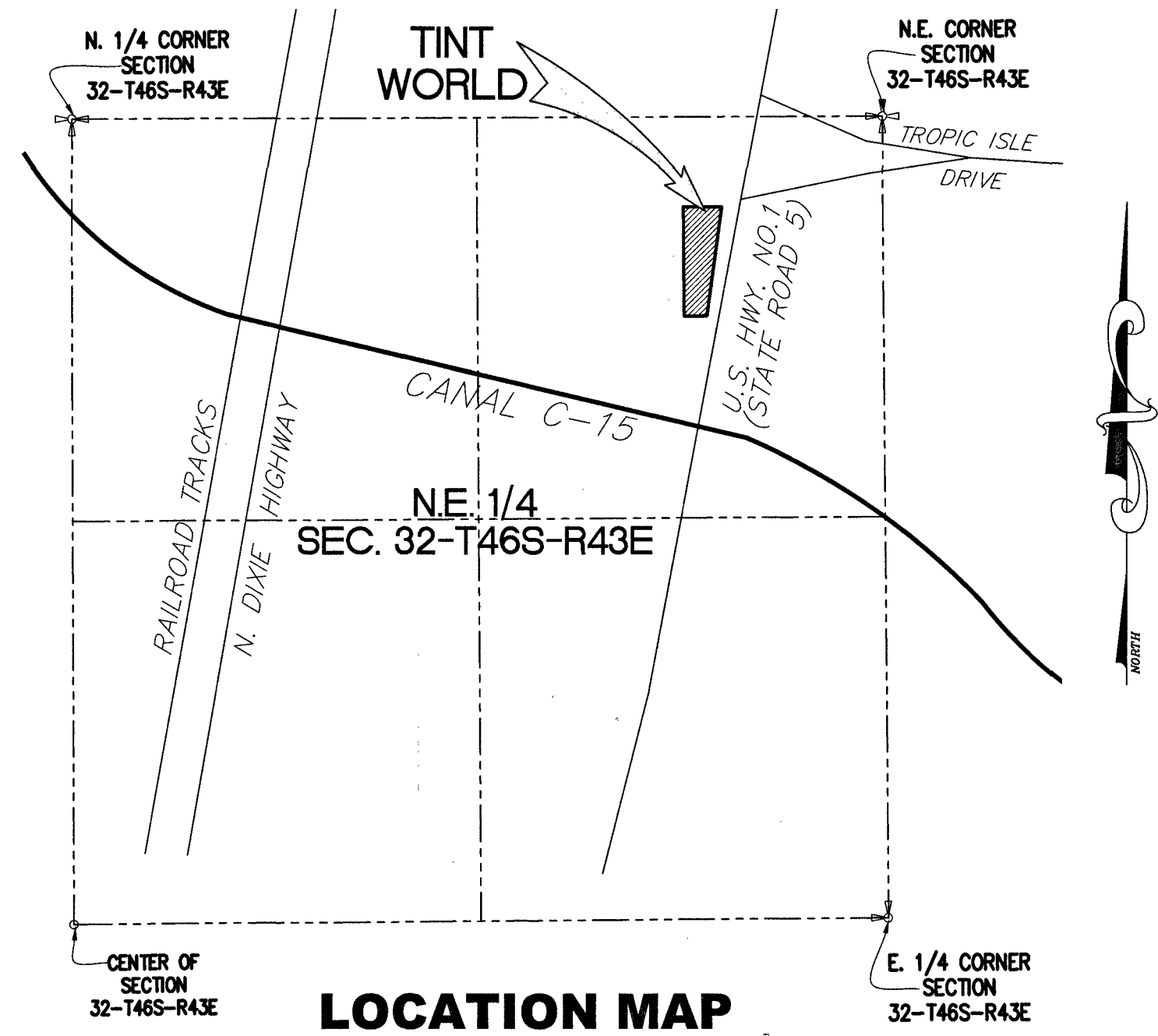
BY:  DEPUTY CLERK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER



PLAT OF TINT WORLD

A REPLAT OF THAT PART OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF HIGHWAY NO.1, ALL SITUATED, LYING AND BEING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP

THAT PART OF N.E. 1/4, N.E. 1/4, N.E. 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST LYING AND BEING IN CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA (N.T.S.)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FRANCHISE HEADQUARTERS, LLC, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO.5 (U.S. HIGHWAY NO.1), SITUATED, LYING AND BEING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 32, THENCE PROCEED S89°44'35"W ALONG THE NORTH LINE OF NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 495.46 FEET TO THE POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 / STATE ROAD 5; THENCE S07°44'00"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO.1 / STATE ROAD 5, A DISTANCE OF 302.94 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL "A" OF DEL RATON PARK REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 174, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE S07°44'00"W, A DISTANCE OF 323.78 FEET TO THE POINT OF A CURVATURE OF A CIRCULAR CURVE TO THE RIGHT ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO.1 / STATE ROAD 5 WITH A CHORD BEARING OF S07°47'19"W, HAVING A RADIUS OF 22876.30 FEET, THROUGH A CENTRAL ANGLE OF 0°09'24", FOR AN ARC LENGTH OF 42.59 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, ALSO BEING A BOUNDARY LINE OF SAID PARCEL "A"; THENCE, ALONG SAID SOUTH LINE OF NORTHEAST QUARTER, OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 36 AND SAID BOUNDARY LINE OF SAID PARCEL "A", PROCEED S89°44'35"W, A DISTANCE OF 76.45 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 32, OF DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER OF SAID LOT 1, ALSO LYING AND BEING ON THE EAST BOUNDARY LINE OF SAID PARCEL "A"; THENCE, ALONG SAID EAST BOUNDARY LINE OF SAID PARCEL "A", RUN N00°28'25"W, A DISTANCE OF 362.81 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL "A"; THENCE, ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL "A", RUN N89°44'35"E, A DISTANCE OF 128.79 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 37,238.24 SQUARE FEET AND/OR 0.854 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PLAT OF TINT WORLD AND DO HEREBY DEDICATES AS FOLLOWS:

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

ALONG WITH THE FOLLOWING EASEMENTS

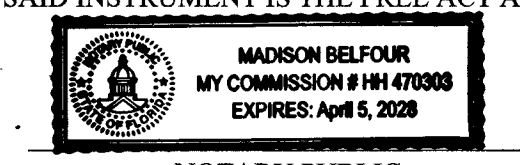
THE FLORIDA POWER & LIGHT EASEMENT SHOWN HEREON IS DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS AFFILIATES, LICENSEE, AGENTS, SUCCESSORS, AND ASSIGNS (FPL), A NON-EXCLUSIVE EASEMENT FOREVER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING WIRES, POLES, GUYS, CABLES, CONDUITS AND APPURTENANT EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; WITH THE RIGHT TO RECONSTRUCT, IMPROVE, ADD TO, ENLARGE, CHANGE THE VOLTAGE AS WELL AS THE SIZE OF, AND REMOVE SUCH FACILITIES OR ANY OF THEM WITHIN THIS EASEMENT.

THE GENERAL UTILITY EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AS A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES (UTILITY EASEMENT) WITH FULL AND FREE RIGHT, LIBERTY, AND AUTHORITY TO ENTER UPON AND TO INSTALL, OPERATE AND MAINTAIN SUCH FACILITIES UNDER, ACROSS, THROUGH AND UPON, OVER OR WITHIN THE HEREIN DESCRIBED PROPERTY, LOCATED IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 29 DAY OF July, 2026 BY Charles J. Bonfiglio WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FRANCHISE HEADQUARTERS, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE 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:

NOTARY PUBLIC

NAME: Madison Belfour

COMMISSION NO.: HH 470303

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOSEPH M. BALOCCO, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FRANCHISE HEADQUARTERS, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO 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.

DATE: 08-03-2026

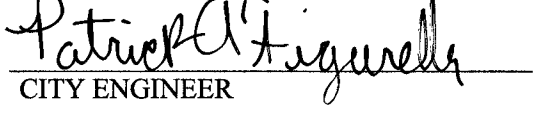

JOSEPH M. BALOCCO, JR., ESQUIRE
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 750271

CITY OF DELRAY BEACH APPROVAL OF PLAT:

THIS PLAT OF TINT WORLD AS APPROVED ON THE 8th DAY OF August, A.D., 2026.

REVIEWED, ACCEPTED AND CERTIFIED BY:

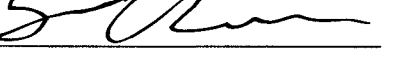

DEVELOPMENT SERVICES DIRECTOR


CITY ENGINEER


UTILITIES DIRECTOR


FIRE MARSHAL

IN WITNESS WHEREOF, THE ABOVE NAMED FRANCHISE HEADQUARTERS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF July, 2026

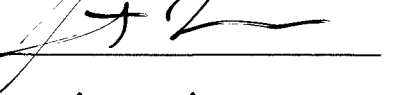
WITNESS: 

FRANCHISE HEADQUARTERS, LLC

PRINT NAME: Sean Christianson

BY: 
CHARLES J BONFIGLIO, MANAGER
3416 S. FEDERAL HWY.
DELRAY BEACH, FL 33483



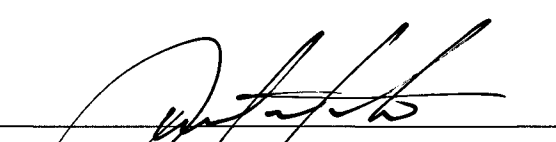
WITNESS: 

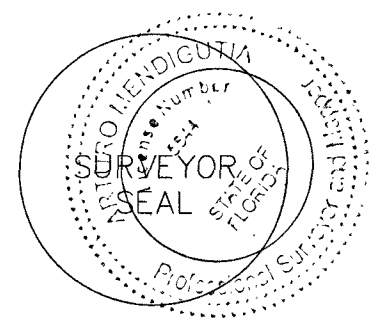
PRINT NAME: Jonathan Norman

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 SET UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 07/29/26


ARTURO MENDIZOTUA, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, REGISTRATION NO. 5844
LANDMARK SURVEYING & ASSOCIATES, INC.
8532 S.W. 8th STREET, STE. 282
MIAMI, FLORIDA 33144
LB. No. 7633

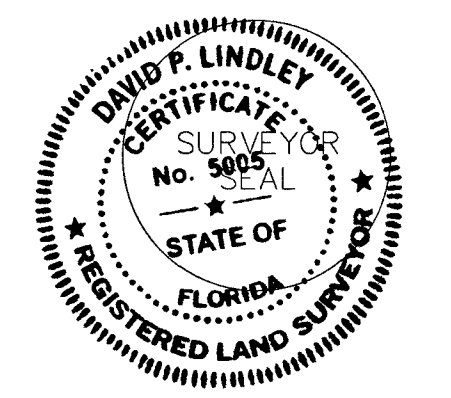


REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT OF TINT WORLD, 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: 8-3-2026


DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR NO. 5005
STATE OF FLORIDA



SURVEYOR'S NOTES

NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF S 89°44'35" W ALONG THE NORTH LINE OF NORTHEAST QUARTER OF SAID SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AS SHOWN HEREIN.

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.

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

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 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.

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