20260399528

CFN 20260399528 PL BK 142 PG 57

# CASA AVENIDA

## BEING A REPLAT OF PORTIONS OF LOTS 11 AND 12, BLOCK 102, OF THE PLAT OF MAP OF THE TOWN OF LINTON, FLORIDA, NOW DELRAY BEACH, PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

57

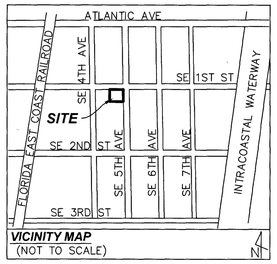
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:09 P.M.
THIS 2nd DAY OF NOVEMBER
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 142 ON
PAGES 57 AND 58

SHANNON RAMSEY-CHESSMAN
CLERK AND COMPTROLLER OF CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF CIRCUIT COURT AND COMPTROLLER

**SHEET 1 OF 2**




**VICINITY MAP**
(NOT TO SCALE)

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 4TRO PROPCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS/IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11 AND 12, BLOCK 102, TOWN OF LINTON (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT ALL RIGHT OF WAY DEDICATIONS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 102, THENCE RUN N89°12'55"E ALONG SAID SOUTH LINE OF LOT 12 FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N01°38'05"W ALONG A LINE PARALLEL TO AND 2.00 FEET EAST OF THE EAST RIGHT OF WAY LINE OF A 16' ALLEY FOR A DISTANCE OF 109.90 FEET; THENCE RUN N43°47'25"E FOR A DISTANCE OF 14.04 FEET; THENCE RUN N89°12'55"E ALONG A LINE PARALLEL TO AND 2.50 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SOUTHEAST 1ST STREET FOR A DISTANCE OF 93.00 FEET; THENCE RUN S46°12'35"E FOR A DISTANCE OF 28.49 FEET; THENCE RUN S01°38'05"E ALONG A LINE 10.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOTS 11 AND 12 FOR A DISTANCE OF 99.90 FEET; THENCE RUN S89°12'55"W ALONG THE SOUTH LINE OF SAID LOT 12, BLOCK 102, FOR A DISTANCE OF 123.00 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 14,496 SQUARE FEET (0.333 ACRES), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CASA AVENIDA AND FURTHER DEDICATES AS FOLLOWS:

**PARCEL A**, INCLUSIVE, AS SHOWN HEREON, IS HEREBY RESERVED BY 4TRO PROPCO, LLC, A FLORIDA LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED 4TRO PROPCO, LLC 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 23rd DAY OF October, 20 26.

4TRO PROPCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: 4TRO DELRAY, LLC, ITS MANAGER
BY: MUGDOCK DEVELOPMENT LLC, ITS MANAGER

BY: _____
NAME: JERAD C. GRAHAM, AS MANAGER

WITNESS: Joseph Lilley BY: Joseph Lilley
(PRINT NAME)

WITNESS: _____ BY: _____
(PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION,
THIS 23rd DAY OF October, 20 26, BY JERAD C. GRAHAM, AS MANAGER FOR MUGDOCK DEVELOPMENT, LLC, AS MANAGER FOR 4TRO DELRAY, LLC, AS MANAGER FOR 4TRO PROPCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver License AS IDENTIFICATION.

ROSA MARENCO NOTARY PUBLIC COMMISSION NUMBER HH 774990 EXPIRES Apr. 8, 2030 — Notary Public, State of Florida

NOTARY PUBLIC

NOTARY PUBLIC _____
PRINT NAME Rosa Marenco
MY COMMISSION EXPIRES April 8, 2030
COMMISSION NUMBER HH774990

### 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 36514 AT PAGE 1049 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
THIS 19th DAY OF October, 20 26.

ARIXA CAPITAL ADVISORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
BY: ARIXA HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
Jonathan Fox - Chief Credit Officer
(PRINTED NAME) - (TITLE)

WITNESS: _____ BY: DENNIS TENORIO
(PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Los Angeles

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION,
THIS 19 DAY OF October, 20 26, BY Jonathan Fox AS Chief Credit Officer OF ARIXA HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION, WHO IS [✓] PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.

ETASA HOUSTON Notary Public - California Los Angeles County Commission # 2514296 My Comm. Expires Mar 13, 2029

NOTARY PUBLIC

NOTARY PUBLIC _____
PRINT NAME Etasa Houston
MY COMMISSION EXPIRES March 13, 2029
COMMISSION NUMBER 2514296

### CONDOMINIUM UNIT OWNER'S JOINDER AND CONSENT

STATE OF Florida
COUNTY OF Miami Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE FEE SIMPLE OWNER OF ALL OF THE CONDOMINIUM UNITS OF CASA AVENIDA, A CONDOMINIUM, CREATED 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,
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF October, 20 26.

4TRO PROPCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY 4TRO DELRAY, LLC, ITS MANAGER
BY MUGDOCK DEVELOPMENT LLC, ITS MANAGER

BY: _____
NAME: JERAD C. GRAHAM, AS MANAGER

WITNESS: _____ BY: Joseph Lilley
(PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION,
THIS 23rd DAY OF October, 20 26 BY JERAD C. GRAHAM, AS MANAGER FOR MUGDOCK DEVELOPMENT, LLC, AS MANAGER FOR 4TRO DELRAY, LLC, AS MANAGER FOR 4TRO PROPCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver License AS IDENTIFICATION.

ROSA MARENCO NOTARY PUBLIC COMMISSION NUMBER HH 774990 EXPIRES Apr. 8, 2030 — Notary Public, State of Florida

NOTARY PUBLIC

NOTARY PUBLIC _____
PRINT NAME Rosa Marenco
MY COMMISSION EXPIRES April 8, 2030
COMMISSION NUMBER HH774990

### CONDOMINIUM ASSOCIATION'S JOINDER AND CONSENT

STATE OF Florida
COUNTY OF Miami Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CONDOMINIUM ASSOCIATION OF CASA AVENIDA, A CONDOMINIUM, CREATED 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,
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,
THIS 23rd DAY OF October, 20 26.

CASA AVENIDA CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: _____
NAME: JERAD C. GRAHAM, AS PRESIDENT

WITNESS: _____ BY: Joseph Lilley
(PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION,
THIS 23rd DAY OF October, 20 26, BY JERAD C. GRAHAM, AS PRESIDENT OF CASA AVENIDA CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver License AS IDENTIFICATION.

ROSA MARENCO NOTARY PUBLIC COMMISSION NUMBER HH 774990 EXPIRES Apr. 8, 2030 — Notary Public, State of Florida

NOTARY PUBLIC

NOTARY PUBLIC _____
PRINT NAME Rosa Marenco
MY COMMISSION EXPIRES April 8, 2030
COMMISSION NUMBER HH774990

### TITLE CERTIFICATION

STATE OF Florida
COUNTY OF Miami Dade

I, DANIEL DIAZ LEYVA, ESQUIRE, 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 4TRO PROPCO, LLC; 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 10/15/26

DANIEL DIAZ LEYVA, ESQUIRE

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO A DIRECT INVERSE BETWEEN PUBLISHED COORDINATES OF FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENTS "SWIN-93-15-C-2" AND "ISR806-93-05-C03" HAVING A BEARING OF N00°10'36"E, RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 (NAD83/1990), AND BASED ON FIELD MEASUREMENTS.
2. THERE SHALL BE NO BUILDING 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.
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 MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. 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
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

### CITY APPROVALS

THIS PLAT OF CASA AVENIDA AS APPROVED ON THE 30th DAY OF October, A.D. 20 26 BY THE CITY OF DELRAY BEACH, FLORIDA AND REVIEWED AND CERTIFIED BY:

DEVELOPMENT SERVICES DIRECTOR

UTILITIES DIRECTOR

CITY ENGINEER

FIRE MARSHAL

### REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT OF CASA AVENIDA, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

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

10/14/2026
DATE

### PREPARING SURVEYOR'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY: WILLIAM J. WRIGHT
2225 53RD AVE
VERO BEACH, FLORIDA 32966

### 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 CITY OF DELRAY BEACH, FLORIDA.

10/14/2026
DATE

WILLIAM J. WRIGHT, PhD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 6868
STATE OF FLORIDA
WRIGHTPSM, LLC
CERTIFICATE OF AUTHORIZATION NO. LB8186
2225 53RD AVE VERO BEACH, FL 32966
TELEPHONE: 772-538-1858

SURVEYOR

*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.*

4TRO PROPCO, LLC | MORTGAGEE | CITY OF DELRAY BEACH | REVIEWING SURVEYOR

CITY OF DELRAY BEACH SEAL FLORIDA

JOHN T. DOOGAN CERTIFICATE NO. 4409 STATE OF FLORIDA

*THIS INSTRUMENT WAS PREPARED BY*
*WILLIAM J. WRIGHT, PhD, P.S.M. 6868*
*WrightPSM, LLC*
*PROFESSIONAL SURVEYING AND MAPPING*
*CERTIFICATE OF AUTHORIZATION NO. L.B. 8186*
*2225 53RD AVE, VERO BEACH, FL 32966*
*WWW.WRIGHTPSM.COM*