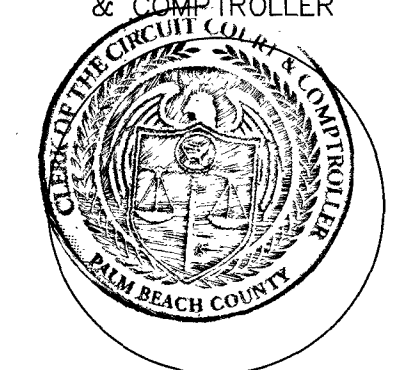


121

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 8:15 A.M.  
THIS 18 DAY OF April  
A.D. 2023 AND DULY RECORDED  
IN PLAT BOOK 137 ON  
PAGES 121 THROUGH 123

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



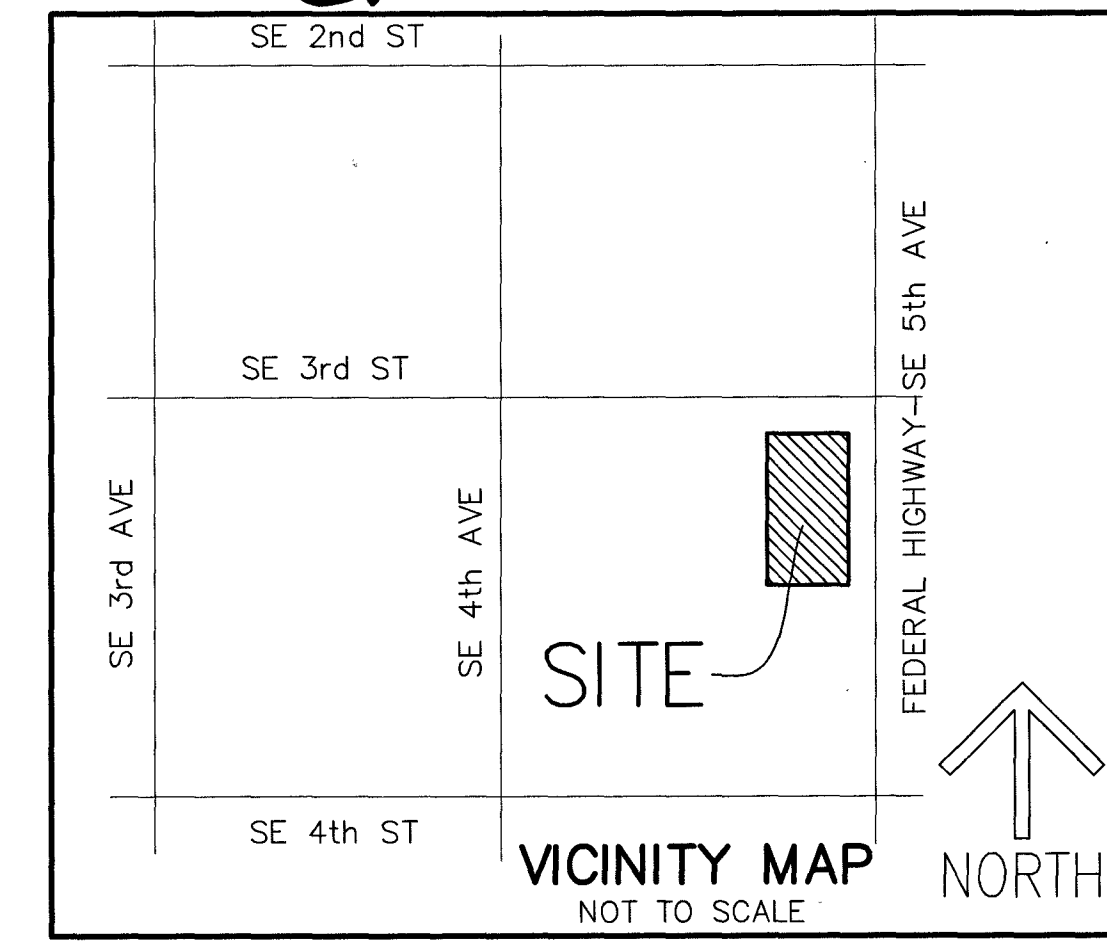
SHEET 1 OF 2

"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.

# BLACKSTAR 318 SE 5TH AVE

BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
DAVID E. ROHAL, P.L.S.  
OF  
**CAULFIELD & WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991



**TABULAR DATA**

NAME	SQUARE FEET	ACRES
TRACT RW	1,257	0.0289
TRACT RW1	63	0.0015
PARCEL A	37,003	0.8494
TOTAL	38,323	0.8798

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 318 SE 5TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF BLACKSTAR 318 SE 5TH AVE, BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 104, OSCEOLA PARK THENCE NORTH 89°15'10" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 110.21 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°11'02"; THENCE SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF RIGHT-OF-WAY LINE OF S.E. 5TH AVENUE ALONG THE ARC A DISTANCE OF 23.35 FEET; THENCE SOUTH 01°33'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE BEING THE WEST LINE OF THE EAST 10 FEET OF LOTS 1 THROUGH 6, BLOCK 104, OSCEOLA PARK, A DISTANCE OF 292.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89°15'10" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 01°33'48" WEST ALONG THE WEST LINE OF SAID LOTS 1 THROUGH 6, A DISTANCE OF 307.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,323 SQUARE FEET, OR 0.8798 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BLACKSTAR 318 SE 5TH AVE AND FURTHER DEDICATES AS FOLLOWS:

#### 1. PARCEL A

PARCEL A HEREBY RESERVED BY 318 SE 5TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

#### 2. PUBLIC RIGHT-OF-WAY

TRACT RW IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

TRACT RW1, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

#### ALONG WITH THE FOLLOWING EASEMENTS:

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

IN WITNESS WHEREOF THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 15th DAY OF December, 2023.

318 SE 5TH LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
BY: 1112 DEVELOPMENT, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS MANAGER

WITNESS: *[Signature]*  
PRINT NAME: Lindley Schatzman  
WITNESS: *[Signature]*  
PRINT NAME: Donna Ferrandi

BY: *[Signature]*  
MANAGER  
MAUREEN BOKZAM

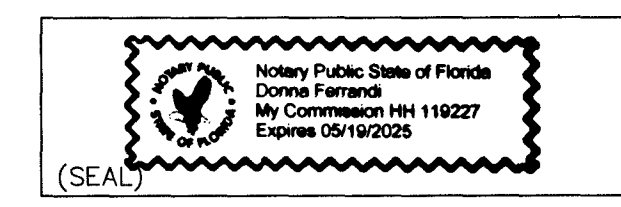
318 SE 5TH LLC,



### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF December, 2023 BY MAUREEN BOKZAM A.S. MANAGER FOR 1112 DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF 318 SE 5TH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



*[Signature]*  
NOTARY PUBLIC  
*[Signature]*  
PRINT NAME  
MY COMMISSION EXPIRES: 5-19-2025  
COMMISSION NUMBER: HH 119227

### TITLE CERTIFICATION:

COUNTY OF PALM BEACH  
STATE OF FLORIDA

WE, PREFERRED TITLE, INC., A FLORIDA CORPORATION, A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO 318 SE 5TH 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

PREFERRED TITLE, INC., A FLORIDA CORPORATION  
DATED: December 15, 2023  
*[Signature]*  
ANDREW BLASI, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### CITY APPROVALS:

THIS PLAT OF BLACKSTAR 318 SE 5TH AVE AS APPROVED ON THE 28th DAY OF March, A.D. 2024 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

*[Signature]* ATTEST: *[Signature]*  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
*[Signature]* DEVELOPMENT SERVICES DIRECTOR  
*[Signature]* PLANNING & ZONING BOARD CHAIRPERSON  
*[Signature]* CITY ENGINEER  
*[Signature]* FIRE MARSHAL

### 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 BLACKSTAR 318 SE 5TH AVE, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: 12/4/2023  
*[Signature]*  
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

### 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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN SET, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 12-4-2023  
*[Signature]*  
DAVID P. LINDLEY, P.L.S.  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591  
CAULFIELD AND WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
561-392-1991

