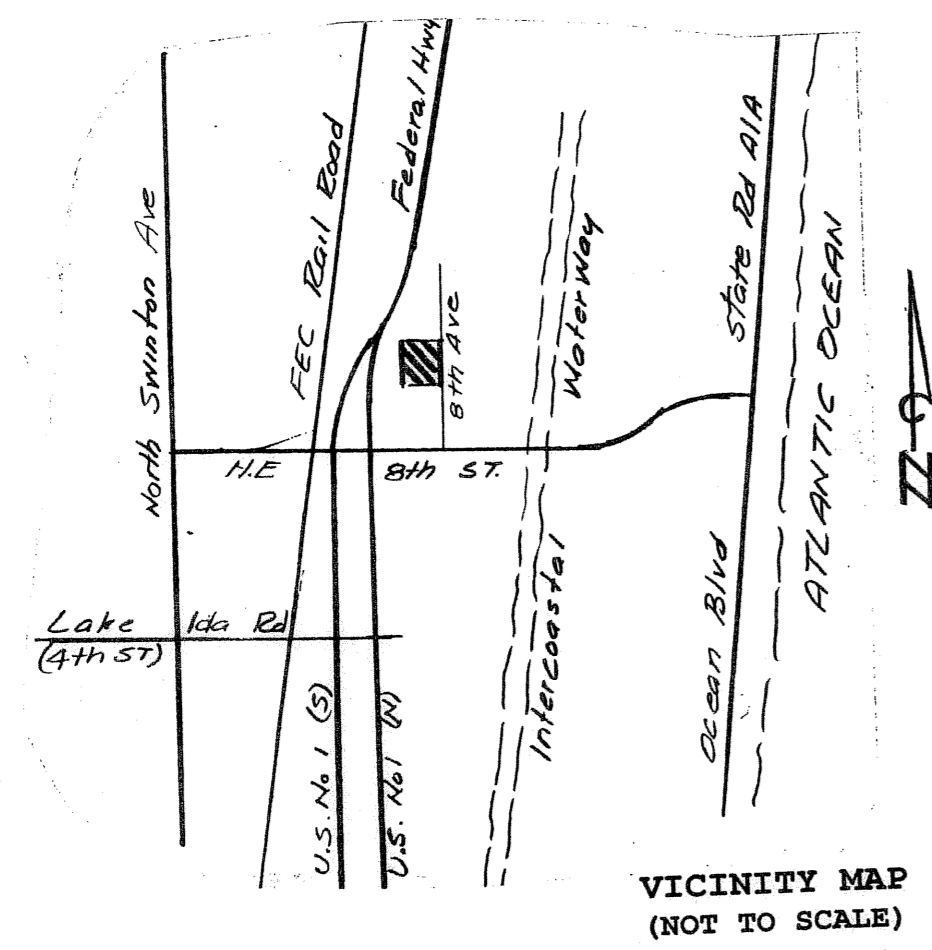


# COURT YARDS AT MARTEL ARMS

BEING A REPLAT OF A PORTION OF THE PLAT MARTELL ARMS, AS RECORDED IN PLAT BOOK 37, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY, BEACH, PALM BEACH COUNTY, FLORIDA

OCTOBER 2004  
SHEET 1 OF 2



COUNTY CLERKS CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT PM THIS 2nd DAY OF December 2004, AND DULY RECORDED IN PLAT BOOK 103, ON PAGE 121-122  
DOROTHY H. WILKEN  
CLERK OF CIRCUIT COURT  
BY: Maria S. Johnson  
DEPUTY CLERK

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MICHAEL J. BARNA AND ESTER A. BARNA, OWNERS OF THE LAND SHOWN HEREON AS, COURT YARDS AT MARTEL ARMS, BEING A REPLAT OF MARTELL ARMS, AS RECORDED IN PLAT BOOK 37, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF MARTELL ARMS, AS RECORDED IN PLAT BOOK 37, PAGE 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED PLAT OF MARTELL ARMS; THENCE WITH A BEARING OF SOUTH 90 00' 00" WEST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 188.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WITH A BEARING OF SOUTH 90 00' 00" WEST, A DISTANCE OF 118.05 FEET TO THE SOUTHWEST CORNER OF SAID PLAT MARTELL ARMS; THENCE WITH A BEARING OF NORTH 00 45' 00" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 295.97 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 90 00' 00" EAST, A DISTANCE OF 42.81 FEET, TO A POINT; THENCE WITH A BEARING OF SOUTH 00 00' 00" EAST, A DISTANCE OF 17.04 FEET, TO A POINT; THENCE WITH A BEARING OF NORTH 90 00' 00" EAST, A DISTANCE OF 110.64 FEET, TO A POINT; THENCE WITH A BEARING OF SOUTH 00 00' 00" EAST, A DISTANCE OF 159.97 FEET, TO A POINT; THENCE WITH A BEARING OF SOUTH 90 00' 00" WEST, A DISTANCE OF 55.00 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00 00' 00" EAST, A DISTANCE OF 32.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 90 00' 00" EAST, A DISTANCE OF 23.47 FEET, TO A POINT; THENCE WITH A BEARING OF SOUTH 00 00' 00" EAST, A DISTANCE OF 86.94 FEET, MORE OR LESS TO THE POINT OF BEGINNING

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 38,454 SQUARE FEET (0.89 ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCELS "A" AND "B", ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP. PARCELS "A" AND "B" ARE TO BE MAINTAINED BY THE COURT YARDS AT MARTEL ARMS, INC., A PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS, HEIRS AND ASSIGNS., AND IF THE ASSOCIATION BECOMES DEFUNCT, MAINTENANCE OBLIGATIONS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS

IN WITNESS WHEREOF, WE MICHAEL J. BARNA AND ESTHER A. BARNA, DO HEREBY SET OUR HANDS AND SEALS, THIS 2nd DAY OF November, 2004

WITNESS: Hanspitter BY: Michael J. Barna  
Harvey W. Harty MICHAEL J. BARNA  
WITNESS: Jeanne Ojeda BY: Esther A. Barna  
Jeanne Ojeda ESTHER A. BARNA

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MICHAEL J. BARNA AND ESTHER A. BARNA, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November 2004

MY COMMISSION EXPIRES: 6/14/2006  
NOTARY PUBLIC  
STATE OF FLORIDA



EILEEN S. KLIMKIEWICZ  
MORTGAGEE'S CONSENT I consent to the dedication and subordinate to the Barna's upon the sale of this property to a 3rd party, the Barna's agree to pay the mortgage off to Eileen Klimkiewicz  
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 \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF I EILEEN S. KLIMKIEWICZ, TRUSTEE OF EILEEN S. KLIMKIEWICZ REVOCABLE TRUST, DATED JANUARY 14, 1999, DO HEREBY SET MY HAND AND SEAL THIS 03 DAY OF November 2004

WITNESS: Chad BY: Eileen S. Klimkiewicz  
Yvonne EILEEN S. KLIMKIEWICZ  
TRUSTEE OF EILEEN S. KLIMKIEWICZ  
REVOCABLE TRUST

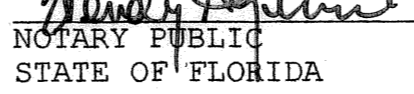
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, EILEEN S. KLIMKIEWICZ, TRUSTEE OF EILEEN S. KLIMKIEWICZ REVOCABLE TRUST, DATED JANUARY 14, 1999, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 03 DAY OF Nov 2004

MY COMMISSION EXPIRES: 02/05/08  
NOTARY PUBLIC  
STATE OF FLORIDA



**SIDEWALK EASEMENT, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF PARCEL A & B FOR INGRESS AND EGRESS, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY.**

### CITY OF DELRAY BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT OF COURT YARDS AT MARTEL ARMS, AS APPROVED ON THE 7th DAY OF September A.D. 2004, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH FLORIDA

ATTEST BY: Dorothy H. Wilken MAYOR  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
Paul D. Engle DIRECTOR OF PLANNING & ZONING  
Paul G. Iker CHAIRPERSON, PLANNING AND ZONING BOARD  
Randall H. Kujawa CITY ENGINEER  
W.S. Adams 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 THE COURT YARDS AT MARTEL ARMS, 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 11/9/04  
Paul D. Engle SURVEYOR AND MAPPER, NO. 5708  
STATE OF FLORIDA  
O'BRIEN, SUITER, & O'BRIEN, INC.  
CERTIFICATE OF AUTHORIZATION NO. 353

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY PALM BEACH

I, JOSEPH MANCILLA, ESQ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MICHAEL J. BARNA AND ESTER A. BARNA; THAT ALL CURRENT TAXES HAVE BEEN PAID AND THERE ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

JOSEPH MANCILLA, ESQ.  
BECKER & POLIAKOFF, P.A.  
DATED: 11-4-04 BY: Joseph M. Tucker  
JOSEPH MANCILLA  
ATTORNEY AT LAW

### SURVEYOR'S CERTIFICATION

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

DATE: 11-05-04  
Joseph M. Tucker JOSEPH M. TUCKER, P.L.S.  
LICENSE NO. 3285  
STATE OF FLORIDA

### SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION, (EXCEPT CONSTRUCTION CONTEMPLATED FOR USE OF AN EASEMENT FOR THE PURPOSE FOR WHICH IT IS DEDICATED) TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF TOWN PLACE AT DELRAY, INC., AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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

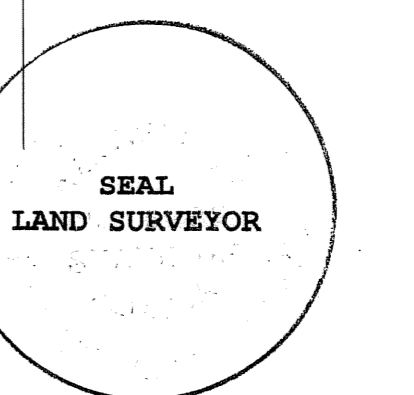
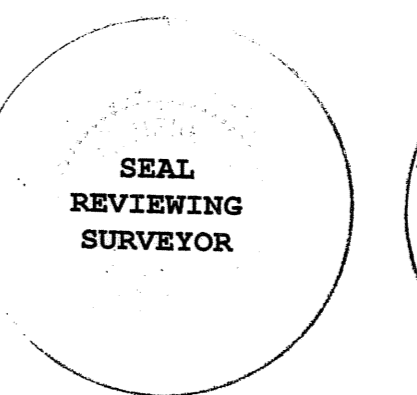
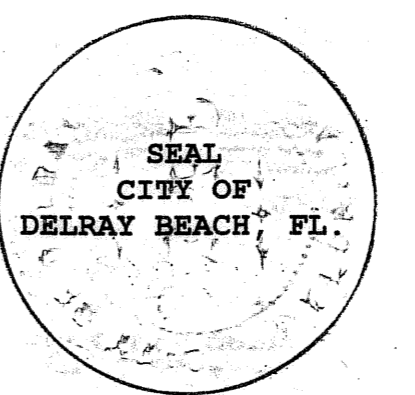
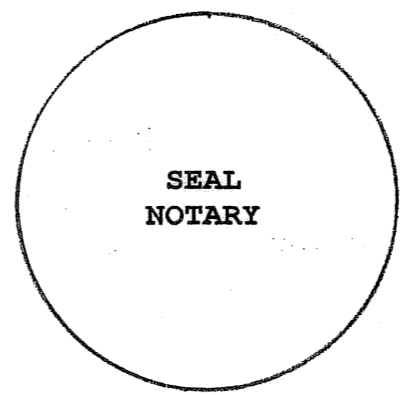
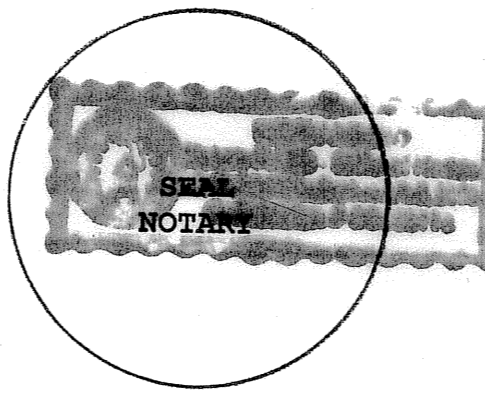
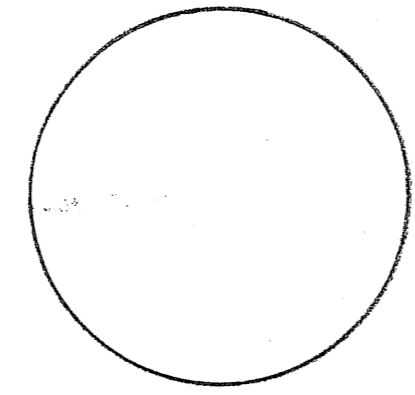
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

BEARING BASE; THE WEST RIGHT OF WAY LINE OF N.E. 8 TH AVENUE, HAS THE BEARING OF SOUTH 01 51' 00" EAST, AS AN ASSUMED BEARING, AS SHOWN ON THE PLAT OF MARTELL ARMS, AS RECORDED IN PLAT BOOK 37, PAGE 133, OF 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

### PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:  
JOSEPH M. TUCKER, RLS NO. 3285  
RICHARD L. SHEPHARD & ASSOCIATES INC.  
CORPORATION NO. 2102  
219 S.E. 23 rd. AVENUE  
P O BOX 759  
BOYNTON BEACH, FLORIDA 33435  
PHONE: (561) 737-6546  
FAX: (561) 734-7546



LB 2102 Joe Tucker  
LAND SURVEYORS  
RICHARD L. SHEPHARD and Associates  
219 S.E. 23RD AVENUE Phone: (561) 391-4398  
P.O. BOX 759 Boynton (561) 737-6546  
BOYNTON BEACH, FLORIDA 33435 FAX (561) 734-7546