

VICINITY MAP NOT TO SCALE

ROYAL ATLANTIC PLAT

LOTS 23 AND 24, BLOCK 69, SUBDIVISION OF BLOCK 69, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 43. AND LYING IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10 M. THIS 23 DAY OF February 2006 AND DULY RECORDED IN PLAT BOOK No. 107 ON PAGE 10
SHARON R. BOCK
CLERK & COMPTROLLER
BY: *David P. Johnson*

SURVEYORS NOTES

- "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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE CITY OF DELRAY BEACH, FLORIDA IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF DELRAY BEACH AND PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE, OR UPON DRAINAGE EASEMENTS.
- THE WEST RIGHT-OF-WAY LINE OF SOUTH EAST 1ST AVENUE. IS TAKEN TO BEAR S01°32'30"E ALL OTHER BEARINGS ARE RELATIVE THERETO.
COORDINATE NOTE: STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT
ZONE - FLORIDA EAST ZONE
COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNITS = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000046020
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

REVIEWING SURVEYOR'S STATEMENT

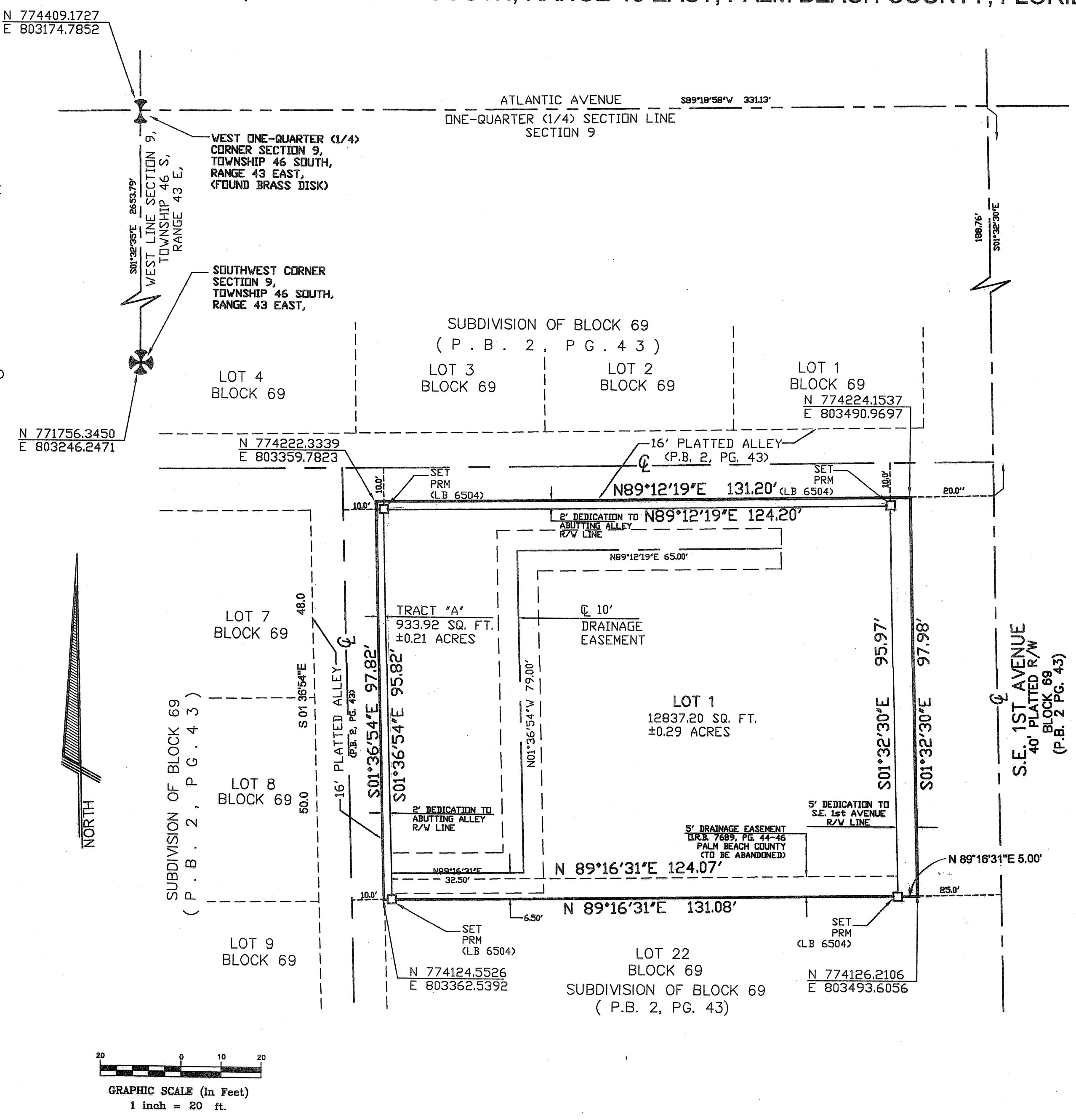
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.
Paul D. Goffe
P.S.M.
(SEAL)
LICENSE NO. 5708
STATE OF FLORIDA

CITY APPROVAL

THIS PLAT OF ROYAL ATLANTIC PLAT AS APPROVED ON THE 13th DAY OF December, A.D. 2006 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.
Jeffrey... MAYOR
Donald D. Nolin CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Borly DIRECTOR OF PLANNING & ZONING
Maked... CHAIRPERSON, PLANNING & ZONING BOARD
Randall... CITY ENGINEER
... FIRE MARSHAL
... DIRECTOR ENVIRONMENTAL SERVICES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Henry B. Handler, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ROYAL ATLANTIC L.L.C. A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.
DATED: 2/13/06
Henry B. Handler PRINT NAME
... TITLE



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT ROYAL ATLANTIC LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST ONE QUARTER (1/4) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
LOTS 23 AND 24, BLOCK 69, SUBDIVISION OF BLOCK 69, DELRAY BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK & CONTROLLER OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 2, PAGE 43. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE ROYAL ATLANTIC PLAT AND FURTHER DEDICATES AS FOLLOWS:
LOT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING & ZONING REGULATIONS OF THE CITY OF DELRAY BEACH FLORIDA.
TRACT "A" BEING DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR RIGHT-OF-WAY PURPOSES.
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF THE SECOND STREET VENTURE LLC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
FLORIDA POWER AND LIGHT EASEMENT IS MADE THE SPECIFIC SERVICE PROVIDER AS INDICATED HEREON.
IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ATTESTED BY ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF Feb 2006

ROYAL ATLANTIC LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *...* MANAGING MEMBER
WITNESS *Sylvia Gordon* PRINT
WITNESS *Sylvia Gordon* PRINT
WITNESS *Lindie Dougherty* PRINT
WITNESS *Lindie Dougherty* PRINT

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED David P. Johnson WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ... AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY, A COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND INSTRUMENTS THE FREE ACT AND DEED OF SAID COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF Feb, 2006
MY COMMISSION EXPIRES: ... SIGNATURE

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 THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), PERMANENT CONTROL POINTS ("P.C.P.") AND MONUMENTS ACCORDING TO SEC. 177.081(9), F.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 PALM BEACH COUNTY, FLORIDA, AND THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

RENNER, BURGESS, INC. Harry A. Burgess DATE 1-31-06
1 S.E. 4TH AVENUE HARRY A. BURGESS, P.L.S.
DELRAY BEACH, FL 33483 LICENSE NO. 5089
LICENSED BUSINESS #6504 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY HARRY A BURGESS REGISTERED LAND SURVEYOR

- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH BRASS DISK L.B. #6504
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- ⊕ DENOTES CENTERLINE
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING

