DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HHC ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT SEAGATE HOTEL ON ATLANTIC, BEING A REPLAT OF A PORTION OF BLOCK 157, PLAT OF THE FRACTIONAL EAST HALF SEC 16, TP46S, OF R43E, AS RECORDED IN PLAT BOOK 1, PAGE 25, TOGETHER WITH PORTIONS OF BLOCK A AND LOTS 1 AND 7, BLOCK C, JOHN B. REID'S VILLAGE, AS RECORDED IN PLAT BOOK 21, PAGE 95, ALL OF THE 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, MORE PARTICULARLY DESCRIBED

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK C; THENCE S.89°45'05"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 150.00 FEET; THENCE S.00'32'55"E., A DISTANCE OF 25.00 FEET; THENCE S.89'45'05"W. ALONG A LINE 75.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, BLOCK C, A DISTANCE OF 165.46 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF VENETIAN DRIVE, AS SHOWN ON SAID PLAT BOOK 21, PAGE 95, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.85'35'14"W., A RADIAL DISTANCE OF 1,538.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04'39'41", A DISTANCE OF 125.14 FEET; THENCE N.00"14'55"W. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 46"03'16"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 20.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, AS RECORDED IN DEED BOOK 985, PAGE 215 OF SAID PUBLIC RECORDS; THENCE N.89'45'05"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORD BOOK 985, PAGE 215, AND DEED BOOK 992, PAGE 387 OF SAID PUBLIC RECORDS, A DISTANCE OF 301.14 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GLEASON STREET, AS SHOWN ON SAID JOHN B. REID'S VILLAGE; THENCE S.00°32'55"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 278.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 90,223 SQUARE FEET/2.071 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS SEAGATE HOTEL ON ATLANTIC, AND FURTHER DEDICATES AS FOLLOWS:

TRACT A IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. TRACTS RW AND RW1 TRACTS RW AND RWI ARE DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND

UTILITY PURPOSES. THE SIDEWALK IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF: INSTALLATION AND MAINTENANCE OF A PUBLIC SIDEWALK WITH FULL AND FREE RIGHT, LIBERTY, AND AUTHORITY TO ENTER UPON AND TO

INSTALL, OPERATE, AND MAINTAIN SAID SIDEWALK ACROSS, THROUGH AND UPON, OVER, OR WITHIN SAID EASEMENT. 4. DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE OWNER OF TRACT A, ITS SUCCESSORS AND OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, IN THE EVENT THAT THE OWNERS FAIL TO MAINTAIN THE SURFACE WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF

5. THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

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

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF MANAGERS, THIS 2 DAY OF 2007.

WITNESS: Kebecca Kalkounis PRINT NAME REDECCO Kalkounis PRINT NAME FRANK FORLINI

HHC ATLANTIC, LLC FLORIDA LIMITED LIABILITY COMPANY filler GARRETT J. GRAUE VICE PRESIDENT, HHC DEVELOPMENT, INC.

ACKNOWLEDGMENT: STATE OF FLORING COUNTY OF PALM ASSACH)

BEFORE ME PERSONALLY APPEARED GARRETT J. GRAUE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF HHC DEVELOPMENT, INC., A DELAWARE CORPORATION, THE MANAGER OF HHC ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF October

COMMISSION NUMBER: PU 470700

PRINT NAME

SEAGATE HOTEL ON ATLA

BEING A REPLAT OF A PORTION OF BLOCK 157, PLAT OF THE FRACTIONAL EAST HALF SEC 16, TP46S, OF R43E, AS RECORDED IN PLAT BOOK 1, PAGE 25, TOGETHER WITH PORTIONS OF BLOCK A AND LOTS 1 AND 7, BLOCK C, JOHN B. REID'S VILLAGE, AS RECORDED IN PLAT BOOK 21, PAGE 95. ALL OF THE 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

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS

CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 **APRIL** - 2007

"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

00012-02



20070487633

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:12 AM. THIS 22_ DAY OF OCTOBER A.D. 2007_ AND DULY RECORDED IN PLAT BOOK _____ON PAGES 13 THRU 14.

SHARON R. BOCK CLERK AND COMPTROLLER

> CIK DEPUTY CLERK

SHEET 1 OF 2

MORTGAGEE'S CONSENT: STATE OF FIORIOA

COUNTY OF MIAMI-DADE

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 RECORDS BOOK 18491, AT PAGE 451 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

RECORDS OF PALM BEACH COUNTY.

WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

BOARD OF DIRECTORS THIS 9 DAY OF OCTOBER, 2007.

MELLON UNITED NATIONAL BANK A NATIONAL BANKING CORPORATION

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF MIAM - DADE

BEFORE ME PERSONALLY APPEARED MINES M. DOCKESTY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED_______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT ___ OF MELLON UNITED NATIONAL BANK, A NATIONAL BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

DAY OF OCTOBER WITNESS MY HAND AND OFFICIAL SEAL THIS ... (RINCHMALLO MY COMMISSION EXPIRES:06/12/09 UNOTARY PUBLIC Naney France COMMISSION NUMBER: DOM 19802 PRINT NAME

TITLE CERTIFICATION: STATE OF Florida COUNTY OF PALM BEACH)

WE, CRYSTAL TITLE & ESCROW COMPANY, INC., A FLORIDA CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 IN HHC ATLANTIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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.

> CRYSTAL TITLE & ESCROW COMPANY, INC., A FLORIDA CORPORATION

DATED: October 1

PETER H CARNEY VICE PRESIDENT

CITY APPROVALS:

THIS PLAT OF SEAGATE HOTEL ON ATLANTIC WAS APPROVED ON THE DAY OF _______ A.D. 2007 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Da Ellis ATTEST: JONES Y WHOOLE ACTION CITY CLERK 19/15/2007

PLANNING & ZONING BOARD DIRECTOR OF PLANNING & ZONING CHAIRPERSON

REVIEWING SURVEYOR'S CERTIFICATE:

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 SEAGATE HOTEL ON ATLANTIC AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1). FLORIDA STATUTES.

10-02-01

SURVEYOR AND MAPPER, REG. #3550

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 THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY-DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

10-11-07

DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA

MELLON UNITED OWNER NOTARY MELLON UNITED NATIONAL BANK REVIEWING CITY OF DELRAY BEACH OWNER NATIONAL BAR CITY OF DELRAY BEACH SURVEYOR NOTARY SURVEYOR