

20170107400

TROPIC CAY 2

BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, AND A REPLAT OF THE TROPIC CAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43,

ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT F.P. DINO & ASSOCIATES, INC., A FLORIDA CORPORATION (AS TO TRACT "A" AND LOTS 9, 10, 11, 12, AND 13), EUGENE TYULMENKOV, VALENTYN TYULMENKOV AND SVITLANA TYULMENKOVA (AS TO LOT 1), EUGENE SALTSMAN AND DARCEY SALTSMAN (AS TO LOT 2), ANKOOR M. JIVAN (AS TO LOT 3), MSP V EQUITY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOT 4), JACKIE JOHNSON (AS TO LOT 5), MICHAEL J. BERGER (AS TO LOT 6), YANICK VERVILLE (AS TO LOT 7) AND KARYN SMITH AND DANA CHIAVARELLI (AS TO LOT 8), OWNERS OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK (PLAT BOOK 14, PAGES 9-10) AND A REPLAT OF THE TROPIC CAY PLAT, (PLAT BOOK 109, PAGE 43), BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TROPIC CAY 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TROPIC CAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 53,613 SQUARE FEET (1.23 ACRES) MORE OR LESS.

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

LOTS 1 THROUGH 13 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC AS PUBLIC RIGHT OF WAY FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND UTILITY PURPOSES. OWNERSHIP OF TRACT "A" SHALL NOT BE CONVEYED TO THE CITY OF DELRAY BEACH BY VIRTUE OF THIS DEDICATION; HOWEVER TRACT "A" MAY NOT BE UTILIZED AS A PRIVATE STREET, AND NO BARRIERS TO PUBLIC ACCESS OF TRACT "A" AS DEDICATED ABOVE MAY BE ESTABLISHED. ANY EFFORT TO EXTINGUISH OR MODIFY THIS DEDICATION FOR PUBLIC RIGHT OF WAY REQUIRES FURTHER ACTION BY THE CITY OF DELRAY BEACH IN ACCORDANCE WITH ITS APPLICABLE LAWS AND REGULATIONS.

THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TROPIC CAY HOMEOWNERS ASSOCIATION FOR INGRESS-EGRESS AND OTHER ITEMS CONSISTENT WITH THIS DEDICATION.

THE GENERAL UTILITY EASEMENT IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICES, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES ON ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE TROPIC CAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID HOMEOWNER'S ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACT "A" AND LOTS 9, 10, 11, 12 AND 13:

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF May, 2016.

BY: [Signature]
FRANK P. DINO
PRESIDENT

WITNESS
[Signature]
JEREMIAH COKE
(PRINT NAME)

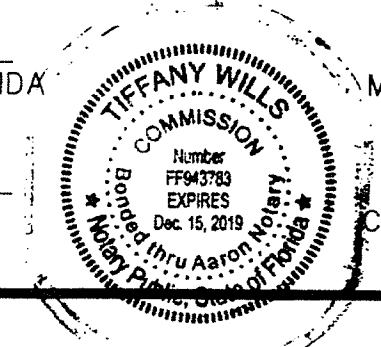
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK P. DINO, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF F.P. DINO & ASSOCIATES, INC., FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF May, A.D., 2016

NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
Tiffany Wills
(Print Name)
My Commission expires: Dec. 15th, 2019
Commission Number: FF943783



PREPARED BY:
THEODORE J. DAVID, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
12075 N.W. 40th STREET, BAY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340-4025 * EMAIL: ted@davidandgerchar.com
SEPTEMBER, 2015

LOT 1:

IN WITNESS WHEREOF, WE EUGENE TYULMENKOV, VALENTYN TYULMENKOV AND SVITLANA TYULMENKOVA DO HERETO SET OUR HANDS AND SEALS THIS 10th DAY OF May, 2016.

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
JEREMIAH COKE
(PRINT NAME)

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
JEREMIAH COKE
(PRINT NAME)

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
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BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
BRETT E. FOSTER
(PRINT NAME)

WITNESS
[Signature]
TIFFANY WILLS
(PRINT NAME)

ACKNOWLEDGMENT

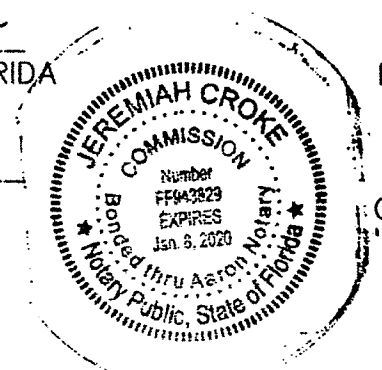
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE TYULMENKOV WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF MAY, A.D., 2016

NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
My Commission expires: Jan 8th, 2020

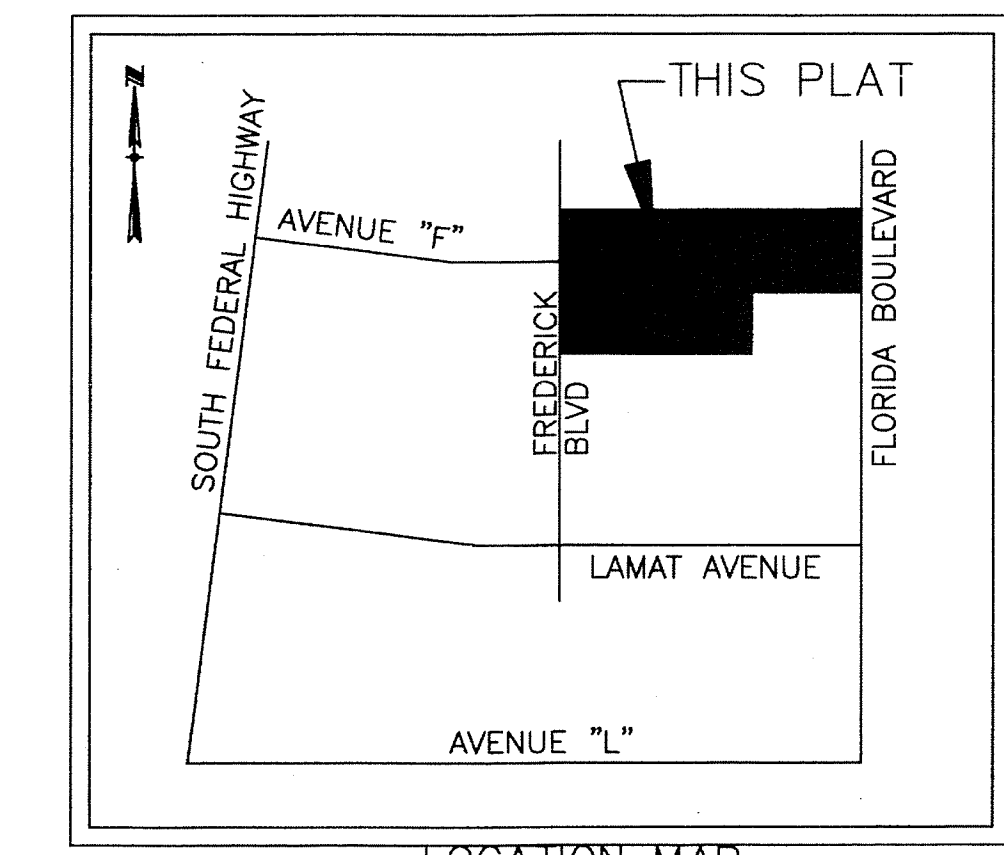
WITNESS
[Signature]
JEREMIAH COKE
(Print Name)



BY: [Signature]
EUGENE TYULMENKOV (Owner Lot 1, Tropic Cay)

BY: [Signature]
VALENTYN TYULMENKOV (Owner Lot 1, Tropic Cay)

BY: [Signature]
SVITLANA TYULMENKOVA (Owner Lot 1, Tropic Cay)



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT

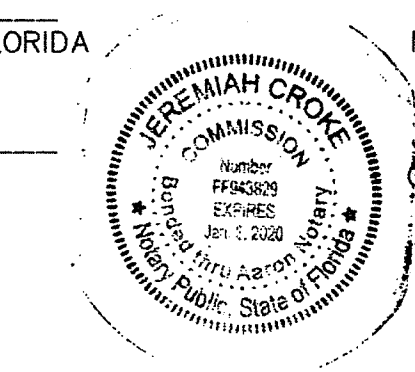
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VALENTYN TYULMENKOV WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, A.D., 2016

NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
My Commission expires: Jan 8th, 2020

WITNESS
[Signature]
JEREMIAH COKE
(Print Name)



ACKNOWLEDGMENT

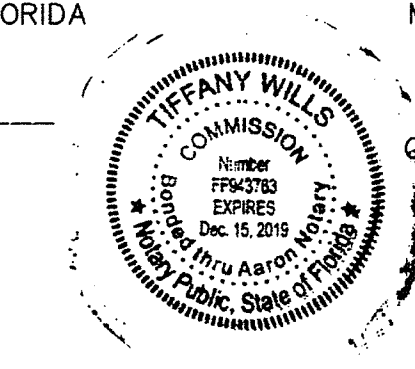
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SVITLANA TYULMENKOVA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

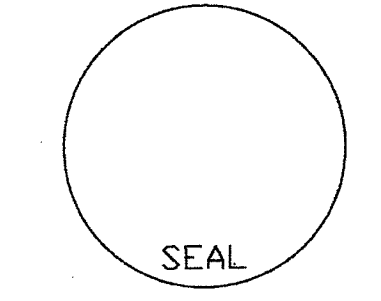
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, A.D., 2016

NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
My Commission expires: Dec. 15th, 2019

WITNESS
[Signature]
TIFFANY WILLS
(Print Name)



F. P. DINO & ASSOCIATES, INC.



TROPIC CAY 2	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BNDRY SURVEY		
CALCULATIONS		
PRM'S SET		
PLANNING DEPT.		
FINAL CHECK		

F: /FP DINO/TROPIC CAY/PLAT SURVEY.DWG

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STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:44 A.M.
THIS 29
DAY OF March, 2013
AND DULY RECORDED IN:
PLAT BOOK 123
ON PAGE 64-71
SHARON R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: [Signature]
DEPUTY CLERK.



SHEET 1 OF 8