

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.

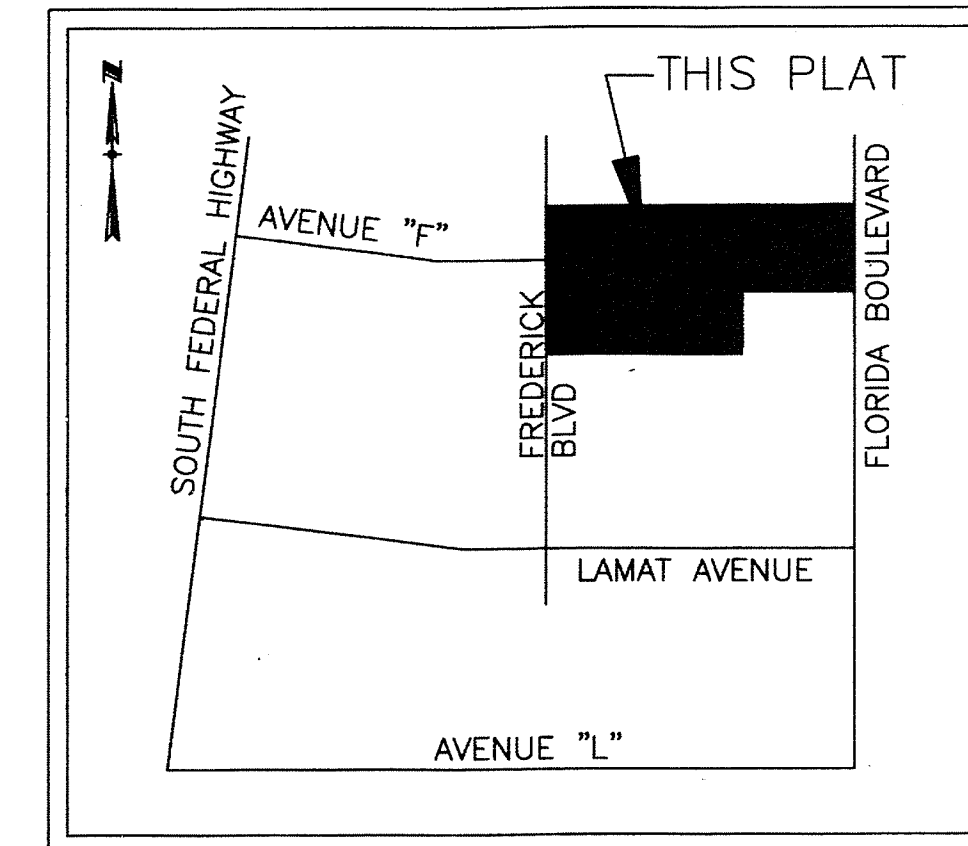
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STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____, 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHARON R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: _____
DEPUTY CLERK.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Daniel Rose, A DULY LICENSED ATTORNEY 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 TO F.P. DINO & ASSOCIATES, INC., A FLORIDA
CORPORATION (TRACT "A", LOTS 9-13), EUGENE TYUMENKOV, VALENTYN
TYULMENKOV AND SVITLANA TYULMENKOVA (LOT 1), EUGENE SALTSMAN AND
DARCEY SALTSMAN (LOT 2); ANKOOR M. JIVAN (LOT 3), MSP V EQUITY
PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LOT 4), JACKIE
JOHNSON (LOT 5), MICHAEL J. BERGER (LOT 6), YANICK VERVILLE (LOT 7),
KARYN SMITH AND DANA CHIAVAROLI (LOT 8); THAT THE CURRENT TAXES
HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF
RECORD NOR 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.

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



LOCATION MAP
NOT TO SCALE

By: Daniel Rose Date: September 15, 2016
NAME: Daniel Rose
ATTORNEY, STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE TROPIC CAY HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT
HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND
SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED
HEREON, DATED THIS 6th DAY OF May, 2016

WITNESS: Jeremiah Crone (PRINT NAME)
WITNESS: Brett E. Foster (PRINT NAME)
TROPIC CAY HOMEOWNERS ASSOCIATION INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: Frank P. Dino, President
PRINTED NAME AND TITLE

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 "TROPIC
CAY 2". 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: 4/18/16
BY: Paul D. Engle
NAME: PAUL D. ENGLE
LICENSE NO. 5708
STATE OF FLORIDA
COMPANY: OBRIEN, SUITER & OBRIEN, INC.
CERTIFICATE OF AUTHORIZATION LB 353

SURVEYOR'S CERTIFICATE

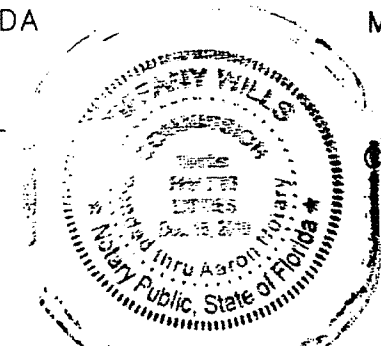
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE
UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS ("P.C.P.S")
AND MONUMENTS ACCORDING TO SEC. 177.091(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 CITY OF DELRAY BEACH, FLORIDA.

By: Theodore J. David
Theodore J. David
Professional Surveyor and Mapper
License No. 5821, State of Florida
Date: 4/27/16

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Frank P. Dino WHO IS PERSONALLY KNOWN
TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE [SHE] EXECUTED
SAID INSTRUMENT AS President OF TROPIC CAY HOMEOWNERS ASSOCIATION INC.,
A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE
ME THAT [HE] [SHE] 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
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
Tiffany Willis
(Print Name)
My Commission expires: Dec. 15th, 2019
Commission Number: FF 943783



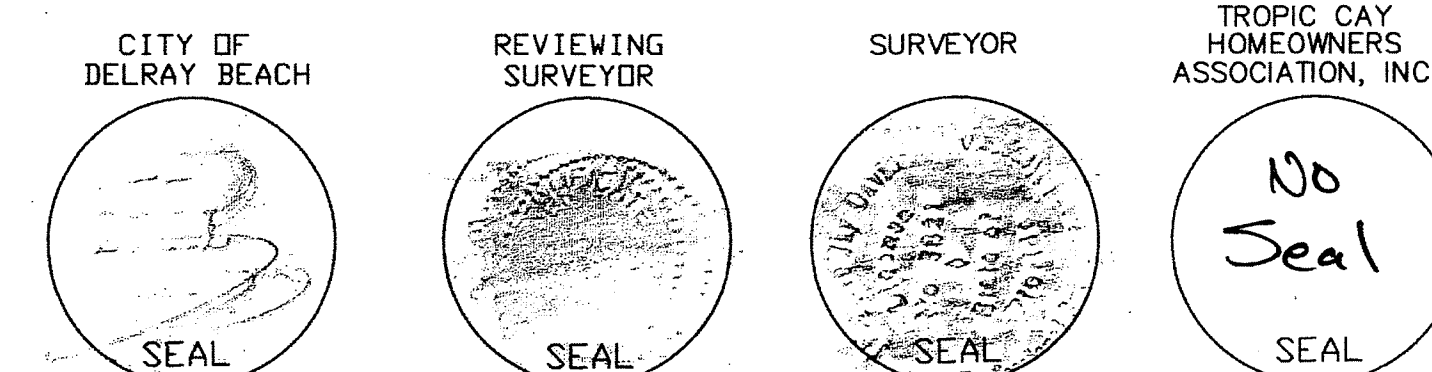
CITY APPROVAL

THIS PLAT OF "TROPIC CAY 2" AS APPROVED ON THE 3rd DAY OF May
A.D. 2016 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: Cam Shell
ATTEST: Kimberly Signer
Acting CITY CLERK:
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Janet Kelly DIRECTOR OF PLANNING AND ZONING
Maria Parra CITY ENGINEER
W. Marshall CHAIRPERSON, PLANNING AND ZONING BOARD
Shirley FIRE MARSHALL

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 56, BLOCK 35 HAVING AN ASSUMED BEARING OF N 90°00'00" E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- = SET 4"x 24" ROUND CONCRETE PERMANENT REFERENCE MONUMENT WITH BRASS DISK MARKED PRM LB 6935.
- 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 THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER, OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE APPROVED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.



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