

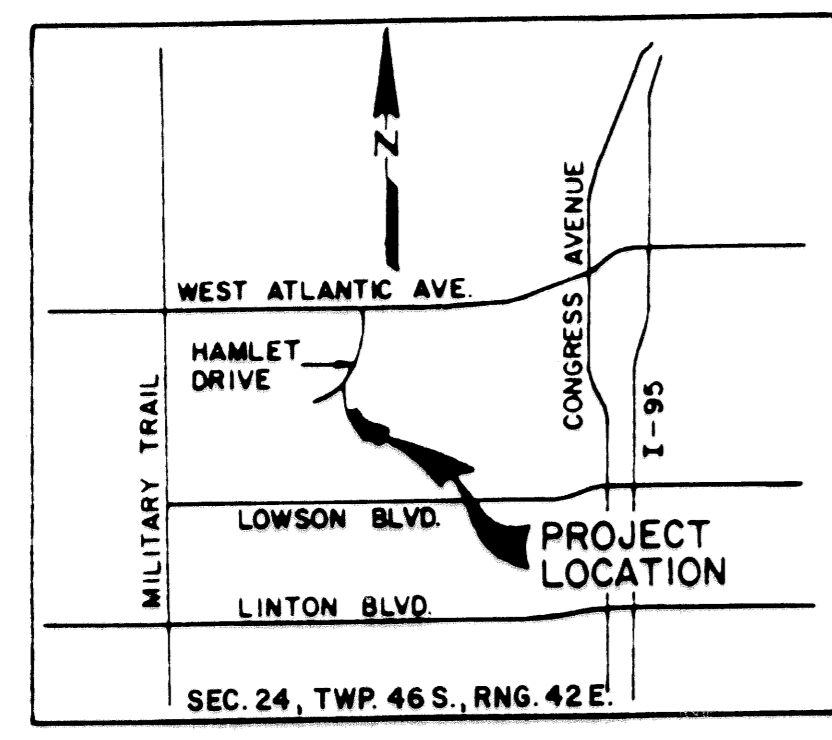
# THE ENCLAVE AT THE HAMLET

A REPLAT OF LOTS 3, 4, 5, 6, AND 7 OF THE ESTATES IV AS RECORDED IN PLAT BOOK 47, PAGES 76 AND 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42, EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2  
JULY 1994

STATISTICAL DATA

TOTAL ACREAGE	2.765 AC.
AREA OF LOTS	2.62 AC.
TRACT - W	0.145 AC.
NO. OF UNITS PROPOSED	9 UNITS
PROPOSED DENSITY	3.255 UNITS/AC.
PROPOSED LAND USE	SINGLE FAMILY

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:29 A.M. this 14<sup>th</sup> day of November, 1994 and duly recorded in Plat Book No. 73 on Page 187-188  
Dorothy H. Wilken, Clerk of the Circuit Court  
By: Leigh A. Stenalla, D.C.



LOCATION MAP  
N.T.S.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS: THAT GUARDIAN CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, AND 7 OF THE ESTATES IV AS RECORDED IN PLAT BOOK 47, PAGES 76 AND 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND REPLATTED AS SHOWN HEREON AS THE ENCLAVE AT THE HAMLET AND FURTHER DEDICATES AS FOLLOWS:

THE WATER MANAGEMENT TRACT - W SHOWN HEREON, IS HEREBY CONVEYED TO THE HAMLET GOLF AND TENNIS CLUB, INC. FOR PROPER PURPOSES, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH OR PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT (L.M.E.) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ENCLAVE AT THE HAMLET HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH OR PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ENCLAVE AT THE HAMLET HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH OR PALM BEACH COUNTY.

THE 2' ROOF EAVES AND MAINTENANCE EASEMENTS (2' R.E. & M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO THE LOTS ABUTTING THE RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENTS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH OF PALM BEACH COUNTY.

IN WITNESS WHEREOF, GUARDIAN CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT, AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF October, 1994

GUARDIAN CONSTRUCTION CORPORATION  
A FLORIDA CORPORATION

ATTEST: Sharon Myers BY: Lloyd Hasner  
SHARON MYERS SECRETARY LLOYD HASNER EXECUTIVE VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LLOYD HASNER AND SHARON MYERS WHO ARE PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND SECRETARY OF GUARDIAN CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 14<sup>th</sup> DAY OF October, 1994  
MY COMMISSION EXPIRES: Jan 3, 1995  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF  
COUNTY OF

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 8465 AT PAGES 1689 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I HERBERT L. KRAMER DO HEREUNTO SET MY HAND AND SEAL THIS 12<sup>th</sup> DAY OF October, 1994

WITNESS: Sherry M. Williams BY: Herbert L. Kramer  
Sherry M. Williams HERBERT L. KRAMER, AS TRUSTEE OF THE HERBERT L. KRAMER REVOCABLE TRUST OF 1994  
Edna L. Smith

### ACKNOWLEDGEMENT

STATE OF VIRGINIA  
COUNTY OF Virginia Beach  
CITY

BEFORE ME PERSONALLY APPEARED HERBERT L. KRAMER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF October, 1994  
MY COMMISSION EXPIRES: May 31, 1995  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THIS 20<sup>th</sup> DAY OF October, 1994 THE HEREON PLAT WAS PREPARED AND DELINEATED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

C. S. Pusey  
CRAIG S. PUSEY  
REGISTERED SURVEYOR NO. 5019  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF  
COUNTY OF

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 9465 AT PAGES 1715 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18<sup>th</sup> DAY OF October, 1994

JEFFERSON BANK OF FLORIDA,  
A FLORIDA CORPORATION

WITNESS: Victoria H. Seaman BY: William F. Painter  
VICTORIA H. SEAMAN WILLIAM F. PAINTER, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF  
COUNTY OF

BEFORE ME PERSONALLY APPEARED WILLIAM F. PAINTER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF JEFFERSON BANK OF FLORIDA, A 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 18<sup>th</sup> DAY OF October, 1994  
MY COMMISSION EXPIRES: Victoria H. Seaman  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL M. LISTICK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AS OF October 14, 1994 AT 4:49 PM. THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GUARDIAN CONSTRUCTION CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE EASEMENTS SHOWN HEREON; AND THAT I FIND 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.

LISTICK & KRALL, P.A.  
BY: Michael M. Listick  
MICHAEL M. LISTICK, ESQUIRE ATTORNEY

### CITY APPROVALS

THIS PLAT OF THE ENCLAVE AT THE HAMLET WAS APPROVED ON THE 18<sup>th</sup> DAY OF October, A.D. 1994, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

BY: Richard ATTEST: Deborah MacHugh Harty  
MAYOR CITY CLERK

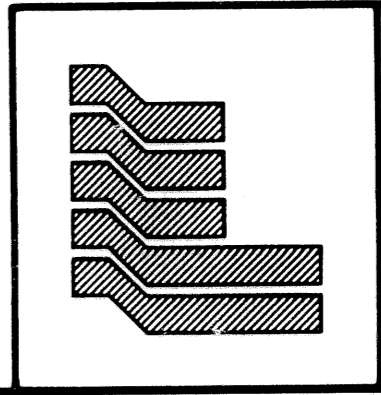
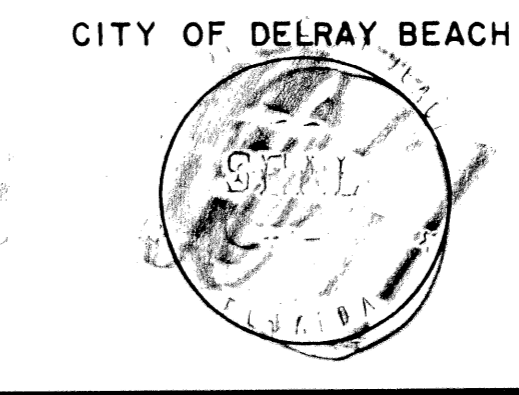
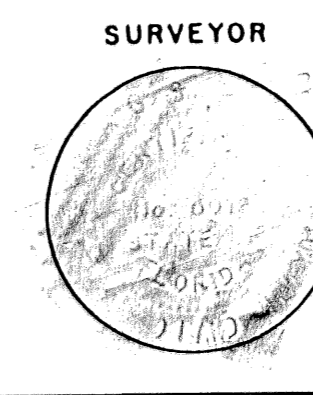
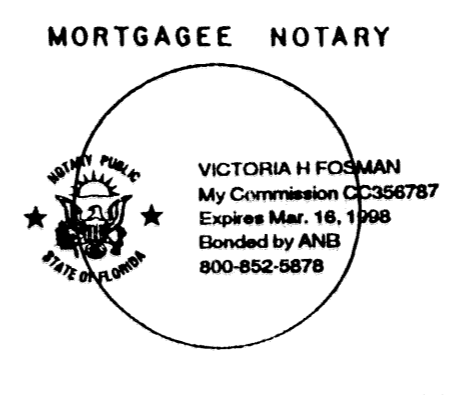
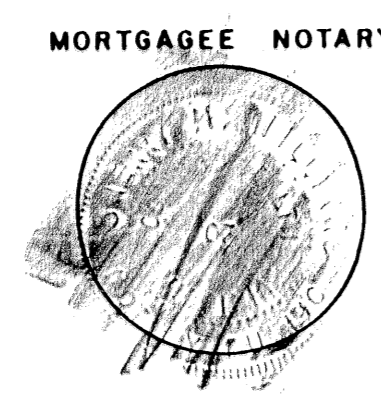
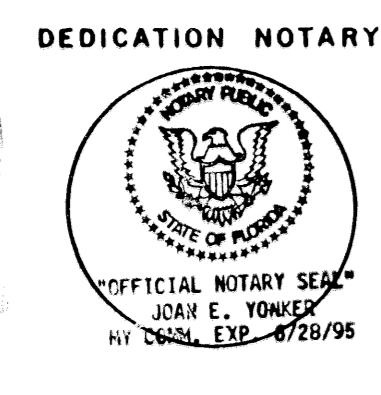
AND FURTHER, ACCEPTED, AND CERTIFIED BY:

Diane Domigene DIRECTOR OF PLANNING AND ZONING  
Richard L. Holder PLANNING AND ZONING BOARD CHAIRMAN  
Ch. B. B. CITY ENGINEER  
Michael D. E. FIRE MARSHALL

W. H. Greenwood  
DIRECTOR OF ENVIRONMENTAL SERVICES

### SURVEYOR'S NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. P.L.S. #5019)
- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
CL DENOTES CENTERLINE  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
R DENOTES RADIUS  
L DENOTES ARC LENGTH  
R.E. DENOTES ROOF EAVES EASEMENT  
M.E. DENOTES MAINTENANCE EASEMENT  
Δ DENOTES DELTA
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH ZONING CODE.
- NO BUILDING OF ANY KIND OR PERMANENT STRUCTURE OR TREES OR SHRUBS SHALL BE PLACE WITHIN UTILITY EASEMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS AS SHOWN HEREON ARE BASED ON THE COMMON LOT LINE BETWEEN LOTS 2 AND 3, OF THE ESTATES IV, AS RECORDED IN PLAT BOOK 47, PAGES 76 AND 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 56°51'05" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- RIGHT OF ACCESS IS HEREBY GIVEN TO THE CITY OF DELRAY BEACH, FLORIDA; FOR EMERGENCY PURPOSES.



Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

THE ENCLAVE AT THE HAMLET

SUBDIVISION: The Enclave At The Hamlet  
BOOK: 73  
PAGE: 187  
COUNTY: PALM BEACH  
CITY: DELRAY BEACH