

# DELRAY BEACH YACHT CLUB

A REPLAT OF LOT 6, BLOCK M, REPLAT OF BLOCKS L, M & N, JOHN B. REID'S VILLAGE AS RECORDED IN PLAT BOOK 23 PAGE 137 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF PORTIONS OF LOTS 134 AND 142, PLAT OF THE FRACTIONAL EAST HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

MANUEL GUTIERREZ, P.L.S.  
IN THE OFFICES OF:



SHEREMETA ASSOCIATES  
CONSULTING ENGINEERS

land planning • engineering • surveying  
101 S.E. 6th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300

SHEET 1 OF 2  
NOVEMBER 1994

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS, THAT THE YACHT CLUB OF DELRAY BEACH, INC., A FLORIDA CORPORATION, THE OWNER OF LAND SHOWN HEREON AND DESCRIBED HEREIN UNDER DESCRIPTION, HAS CAUSED THE LAND TO BE SURVEYED AND REPLATED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

-PARCEL "A", AN EXCLUSIVE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN FAVOR OF THE OWNERS OF LOT 1 AND ALL THEIR SUCCESSORS IN TITLE FOR INGRESS, EGRESS AND PARKING; AND AS TO THOSE PORTIONS CONSISTING OF SUBMERGED LANDS AND WATERS THEREABOVE, FOR PURPOSES OF BOAT DOCKAGE AND STORAGE.

-PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT FOR EMERGENCY EGRESS FROM LOT 2 GRANTED IN FAVOR OF THE OWNERS OF LOT 2 AND ALL THEIR SUCCESSORS IN TITLE OVER THE PAVED DRIVEWAYS LOCATED ON LOT 1 AS THEY EXIST FROM TIME TO TIME, WITH THE EXPRESS UNDERSTANDING THAT THE OWNERS OF LOT 1, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE THE ABSOLUTE RIGHT, WITHOUT THE CONSENT OF ANY THIRD PARTY, TO RELOCATE SAID PAVED DRIVEWAYS IN THEIR SOLE DISCRETION, PROVIDED HOWEVER THAT A MEANS OF EMERGENCY EGRESS REMAINS AVAILABLE FOR THE OWNERS OF LOT 2 WITH A WIDTH OF TWELVE FEET.

-PARCEL "C", A NON-EXCLUSIVE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN FAVOR OF THE OWNERS OF LOTS 1 AND 2, AND ALL THEIR SUCCESSORS IN TITLE FOR INGRESS, AND EGRESS.

-PARCEL "D", A NON-EXCLUSIVE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN FAVOR OF THE OWNERS OF LOT 2, AND ALL THEIR SUCCESSORS IN TITLE FOR INGRESS AND EGRESS; AND IN FAVOR OF THE OWNERS OF LOT 1 AND ALL THEIR SUCCESSORS IN TITLE FOR INGRESS, EGRESS, BOAT DOCKAGE, ACCESS TO BOATS AND BOAT TIE-DOWNS.

-ACCESS TO CITY OF DELRAY BEACH FOR EMERGENCY PURPOSES ONLY.

-DRAINAGE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR CONSTRUCTION AND MAINTENANCE THEREOF.

-UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, THE YACHT CLUB OF DELRAY BEACH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 10 DAY OF Nov, 1994

THE YACHT CLUB OF DELRAY BEACH, INC.  
A FLORIDA CORPORATION  
ATTEST: *Matthew Gracey, Jr.* SECRETARY BY: *William Montfort Helm* PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED WILLIAM MONTFORT HELM AND MATTHEW GRACEY, JR. OF THE YACHT CLUB OF DELRAY BEACH, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION ON BEHALF OF SAID CORPORATION AND THAT THE SEAL AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR CORPORATE AUTHORITY AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF NOVEMBER, 1994  
*Michael M. Williams*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 20, 1997

SURVEYOR }  
NOTARY }  
YACHT CLUB }  
OF }  
DELRAY BEACH, INC. }



LOCATION SKETCH  
(N.T.S.)

## MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

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 BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, AND OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5841 AT PAGE 1633 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THAT CONSOLIDATION, MODIFICATION AND EXTENSION AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8014, PAGE 1897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BOCA BANK, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF Nov, 1994

BY: *Philip W. Py* PRESIDENT

ATTEST: *Rose Marie Rutherford* VICE-PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED *Philip W. Py* AND *Rose Marie Rutherford* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE, BOCA BANK A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS 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 10 DAY OF Nov, 1994

NOTARY PUBLIC *G. Gentry Thomas*  
MY COMMISSION EXPIRES: *Sept 11, 1997*

## DESCRIPTION:

DELRAY BEACH YACHT CLUB,  
A TRACT OF LAND AS SHOWN UPON THE PLAT OF JOHN B. REID'S VILLAGE, DELRAY BEACH, FLORIDA, WHICH PLAT IS ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 21, PAGE 95, AS FOLLOWS:  
COMMENCING AT A POINT IN THE NORTH LINE OF SAID BLOCK M, WHICH IS 256.23 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK; FROM SAID POINT OF BEGINNING RUN SOUTHERLY ALONG A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID BLOCK M, AND WHICH SAID PARALLEL LINE IS ALSO THE WEST RIGHT OF WAY LINE OF MACFARLANE DRIVE, A DISTANCE OF 624.14 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF BLOCK M; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK M, AND THE WESTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 289.16 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, THE MAP OF WHICH RIGHT OF WAY IS RECORDED IN PLAT BOOK 17, AT PAGE 16B, PALM BEACH COUNTY PUBLIC RECORDS; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE AS SHOWN UPON SAID MAP, A DISTANCE OF 624 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED BLOCK M IF EXTENDED WESTWARD; THENCE EASTERLY ALONG THE EXTENSION OF THE NORTH LINE OF BLOCK M AND THE NORTH LINE OF SAID BLOCK M A DISTANCE OF 289.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING ALSO DESCRIBED AS LOT 6, BLOCK M OF THE REPLAT OF BLOCK M, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, IN PLAT BOOK 23, PAGE 137, AND A STRIP OF LAND LYING WEST OF LOT 6 AND EAST OF THE EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH LINE OF SAID LOT 6, CONTAINING 4.109 ACRES, MORE OR LESS.

## TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

I, ROBERT W. FEDERSPIEL, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO THE PROPERTY VESTED TO THE YACHT CLUB OF DELRAY BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

ROBERT W. FEDERSPIEL  
TITLE EXAMINER

DATE: 11-10-94

## CITY APPROVALS

THIS PLAT OF DELRAY BEACH YACHT CLUB WAS APPROVED ON THE 10 DAY OF September, A.D. 1994 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

*Tom Edmich* MAYOR ATTEST: *Barbara Brito* CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*David Amis* DIRECTOR OF PLANNING & ZONING  
*Michael J. ...* CHAIRMAN  
*...* FIRE MARSHAL  
*...* DIRECTOR OF ENVIRONMENTAL SERVICES

## NOTES

- ① DENOTES LOT NUMBER
- Ⓢ DENOTES PERMANENT REFERENCE MONUMENT
- U.E. - DENOTES UTILITY EASEMENTS
- BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF THE WEST RIGHT-OF-WAY LINE OF McFARLANE DRIVE AS SHOWN ON THE REPLAT OF BLOCKS L, M & N, JOHN B. REID'S VILLAGE, PLAT BOOK 23, PAGE 137, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF DELRAY BEACH ZONING CODE.
- 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.
- ROW DENOTES RIGHT-OF-WAY.
- D.E. DENOTES DRAINAGE EASEMENT.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT IN Nov, 1994 THE HEREON PLAT WAS PREPARED AND DELINEATED UNDER MY SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT SURVEY DATA AND MONUMENTS COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

MANUEL A. GUTIERREZ, P.L.S.  
REGISTERED SURVEYOR NO. 4102  
STATE OF FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:45 P.M. THIS 11th DAY OF NOVEMBER, 1994, AND DULY RECORDED IN PLAT BOOK No. 24 ON PAGE 11-12.

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *Lyle A. ...*



SUBDIVISION: Delray Beach Yacht Club  
BOOK 20  
FLOOD ZONE  
QUAD 4  
SE  
PUD NAME: C/Delray Yacht Club