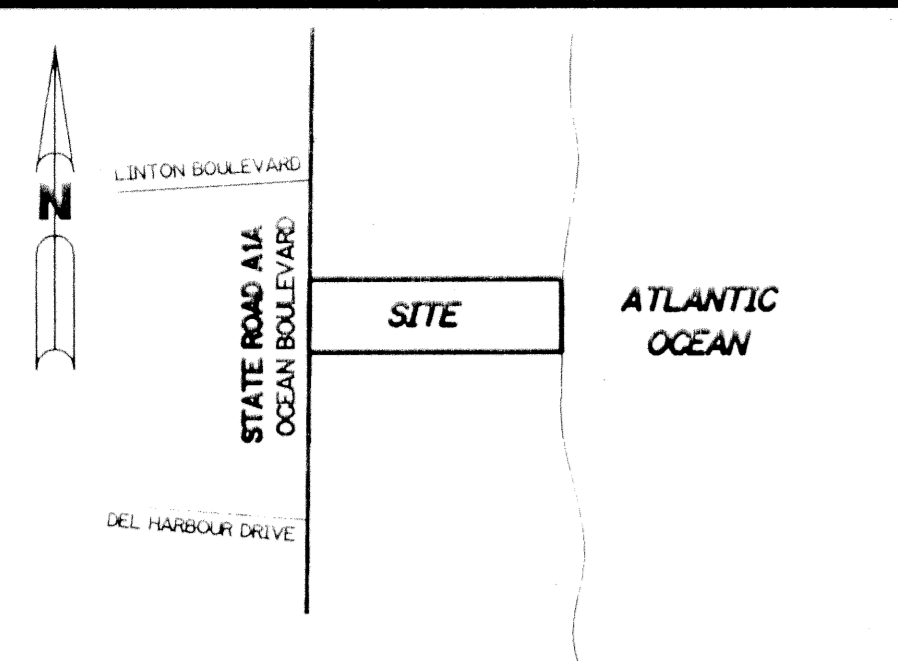
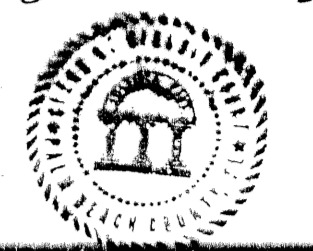


SEASIDE DUNES

A PORTION OF GOVERNMENT LOT 1,
SECTION 28, TOWNSHIP 46 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
MAY, 1995

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.S.M. #4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 9:40 A.M.
on the 7 day of March 1995
and duly recorded in Plat Book No. 77
at page 182
COURTNEY H. WILKIN, Clerk of Circuit Court
by Signa A. Hally D.C.



LOCATION SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SEASIDE DUNES, INC., A FLORIDA CORPORATION IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN GOVERNMENT LOT 1 OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 2620 FEET OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA, LYING EAST OF STATE ROAD A-1-A.

CONTAINING 1.078 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE SEASIDE DUNES AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 12, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACT A IS HEREBY DEDICATED TO THE SEASIDE DUNES ASSOCIATION, INC. AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

TRACTS B AND C ARE HEREBY DEDICATED TO THE SEASIDE DUNES ASSOCIATION, INC. AS PRIVATE PARKING TRACTS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

TRACTS O.S. 1, O.S. 2 AND O.S. 3 ARE HEREBY DEDICATED TO THE SEASIDE DUNES ASSOCIATION, INC. AS OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

ALONG WITH THE FOLLOWING EASEMENTS:

THE LIMITED ACCESS EASEMENT IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING TRACTS AND STATE ROAD A-1-A.

GENERAL UTILITY EASEMENT - GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND ANY OTHER APPROVED UTILITIES.

BUILDING OVERHANG EASEMENT IS MADE TO THE OWNERS OF THE ABUTTING LOTS FOR THE PURPOSE OF PROVIDING FOR THE CONSTRUCTION OF BUILDINGS WITHIN TRACT A.

THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

IN WITNESS WHEREOF, SEASIDE DUNES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF October 1995.

ATTEST:

SEASIDE DUNES, INC.
A FLORIDA CORPORATION

BY: Richard D. Gertz
RICHARD D. GERTZ
ITS PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ PALM BEACH

BEFORE ME, PERSONALLY APPEARED RICHARD D. GERTZ AND RICHARD DALE GERTZ JR. WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A FLA DIVERS LIC AND A FLA DIVERS LIC RESPECTIVELY AS IDENTIFICATION AND ~~DO~~/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS SECRETARY AND PRESIDENT OF SEASIDE DUNES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH 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 FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF October, 1995.

March 19, 1997
MY COMMISSION EXPIRES:

Margaret A. Skulld
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SEASIDE DUNES, INC., A FLORIDA CORPORATION, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THE CURRENT TAXES HAVE BEEN PAID.

Michael M. Listick
MICHAEL M. LISTICK
ATTORNEY AT LAW

Sept. 27, 1995
DATE

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8878 AT PAGE 1826 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY Asst. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF October, 1995.

Joseph C. Erwin
ATTEST: Joseph C. Erwin
Asst. Vice President

Jeffrey I. Shuman
BY: Jeffrey I. Shuman
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, PERSONALLY APPEARED Joseph C. Erwin WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED N/A RESPECTIVELY AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 1995.

August 2, 1998
MY COMMISSION EXPIRES:

Judy A. Stamos
NOTARY PUBLIC

CITY APPROVAL

THIS PLAT OF SEASIDE DUNES WAS APPROVED ON THE 24th DAY OF OCTOBER, A.D. 1995 BY THE CITY COMMISSION OF DELRAY BEACH, FLORIDA.

Al Erwin
MAYOR

Alison MacHugor Hartz
ATTEST: CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Diane Dominow
DIRECTOR OF PLANNING AND ZONING

Karen A. Kiselewski
CHAIRPERSON, PLANNING AND ZONING BOARD

C. Dan Batty
CITY ENGINEER

L. B. Keli
FIRE MARSHALL

W. S. Greenwood
DIRECTOR OF ENVIRONMENTAL SERVICES

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89°32'12" EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST.
2. NO IMPROVEMENTS, TREES OR SHRUBS EXCEPT FOR CONSTRUCTION OF DRIVES OR ENTRYWAYS, SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS, BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OF OR PERMITS REQUIRED FOR SUCH ENCROACHMENTS.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
4. ALL DRAINAGE FACILITIES WILL BE MAINTAINED BY THE SEASIDE DUNES ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE 10-12-95

P. C. White
PERRY C. WHITE
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER NO. 4213



TMZ 656

SUBDIVISION SEASIDE DUNES
BOOK 77 PAGE 1
FLOOD ZONE FLOOD MAP
QUAD ZONING
SE ZIP CODE
PUD NAME CITY OF DELRAY BEACH