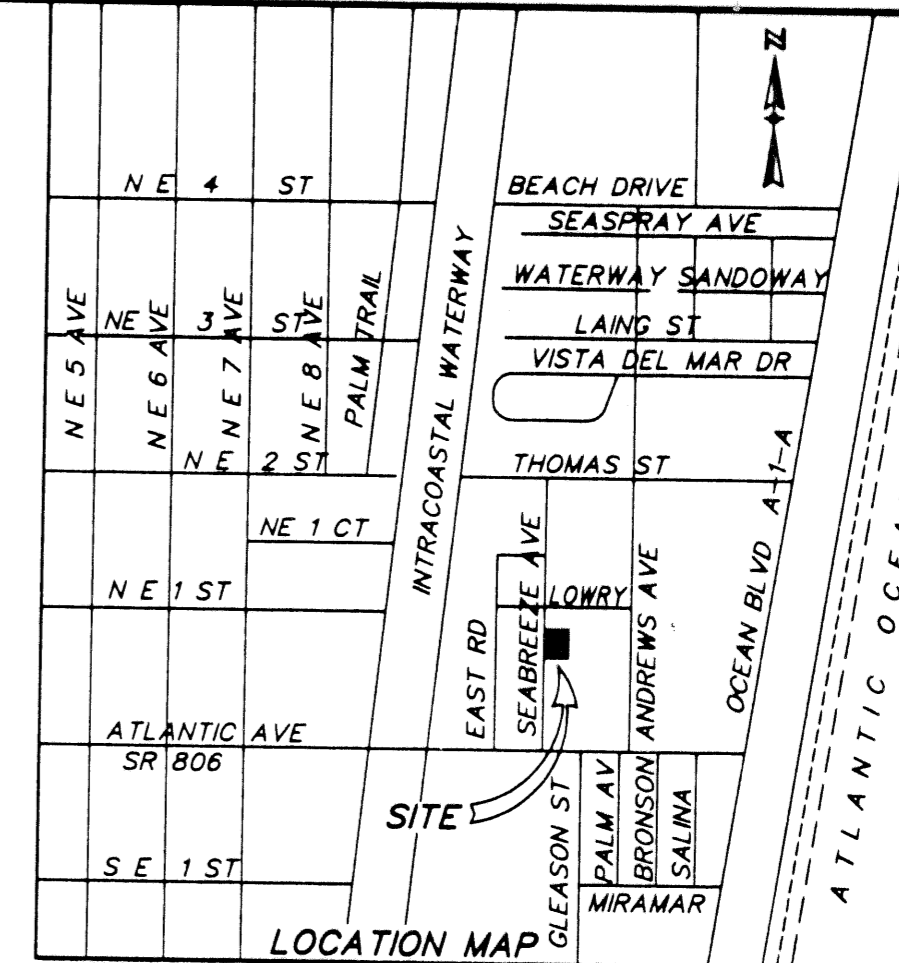
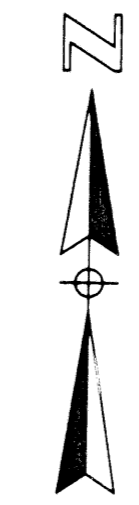
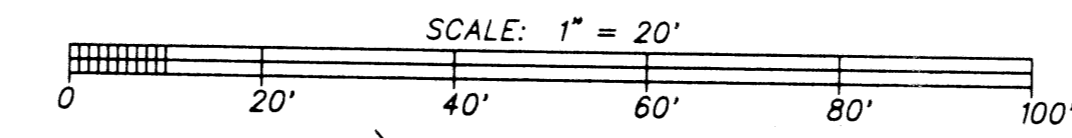


# CASA LA BRISA

A REPLAT OF LOT 20, LESS THE NORTH 35 FEET THEREOF; ALL OF LOTS 21, 22, AND 23; AND THE NORTH 15 FEET OF LOT 24, BLOCK 156, SEABREEZE PARK, PLAT BOOK 4, PAGE 31  
SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



# 57

COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 2:39 P.M.  
this 24th day of April 1996  
and duly recorded in Plat Book No. 77  
on page 57  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *Seig H. Hensley* D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT IRONWOOD PROPERTIES, INC. IS THE OWNER OF THE LAND SHOWN ON THIS PLAT BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF PART OF LOTS 20 THROUGH 24, SEABREEZE PARK, AS RECORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOT 20, LESS THE NORTH 35 FEET THEREOF, TOGETHER WITH ALL OF LOTS 21, 22, AND 23, AND THE NORTH 15 FEET OF LOT 24, BLOCK 156, SEABREEZE PARK, BLOCK 156, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE CASA DE LA BRISA AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 5 ARE HEREBY PLATTED AS SEPARATE PARCELS TO BE USED IN ACCORDANCE WITH ZONING MAP OF THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CASA LA BRISA HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 17th DAY OF April 1996.

IRONWOOD PROPERTIES, INC.  
A FLORIDA CORPORATION

WITNESS: *Paul D. Knuff* BY: *[Signature]*  
PRESIDENT

WITNESS: *[Signature]*

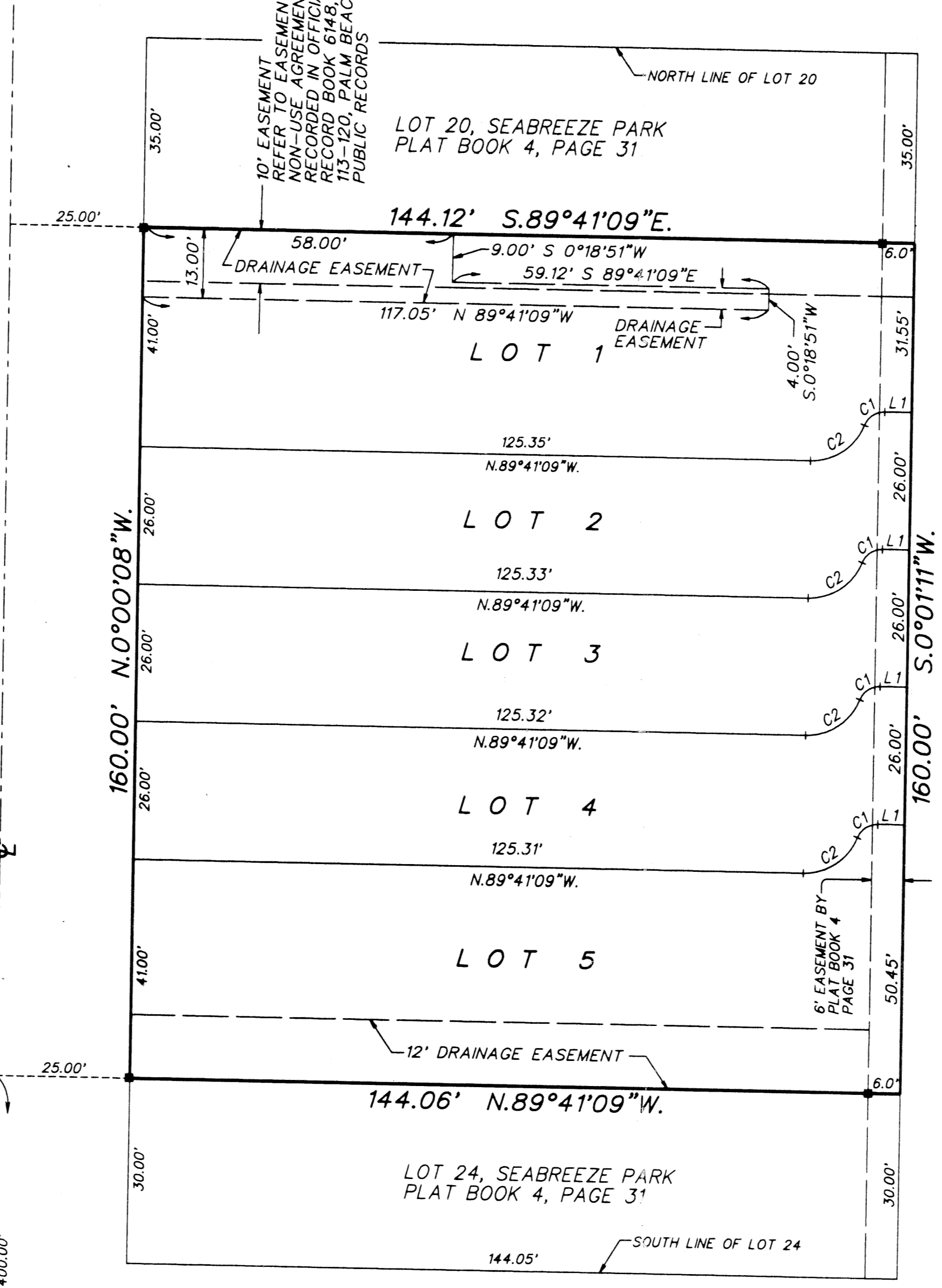
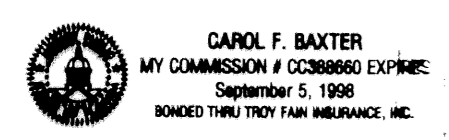
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *CARY D. GUCKENSTEIN* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IRONWOOD PROPERTIES, INC., A 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 15th DAY OF April 1996.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC



PLAT BOOK 1 PAGE 25  
BLOCK 164

### CITY APPROVALS:

THIS PLAT OF THE CASA LA BRISA WAS APPROVED ON THE 2nd DAY OF April 1996 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]*  
CITY CLERK: *[Signature]*  
DIRECTOR OF PLANNING AND ZONING: *[Signature]*  
CITY ENGINEER: *[Signature]*  
PLANNING AND ZONING BOARD CHAIRMAN: *[Signature]*  
FIRE MARSHAL: *[Signature]*

### SURVEYORS 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 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.

*[Signature]*  
JOHN N. SUITER  
LAND SURVEYOR NO. 1314  
STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, *CARY D. GUCKENSTEIN*, 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 IRONWOOD PROPERTIES, INC., A FLORIDA CORPORATION; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 4/15/96  
*[Signature]*  
ATTORNEY

### NOTES:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS PLAT.  
THE CENTER LINE OF SEABREEZE AVENUE IS ASSUMED TO BEAR N.0°00'08\"/>

### LEGEND

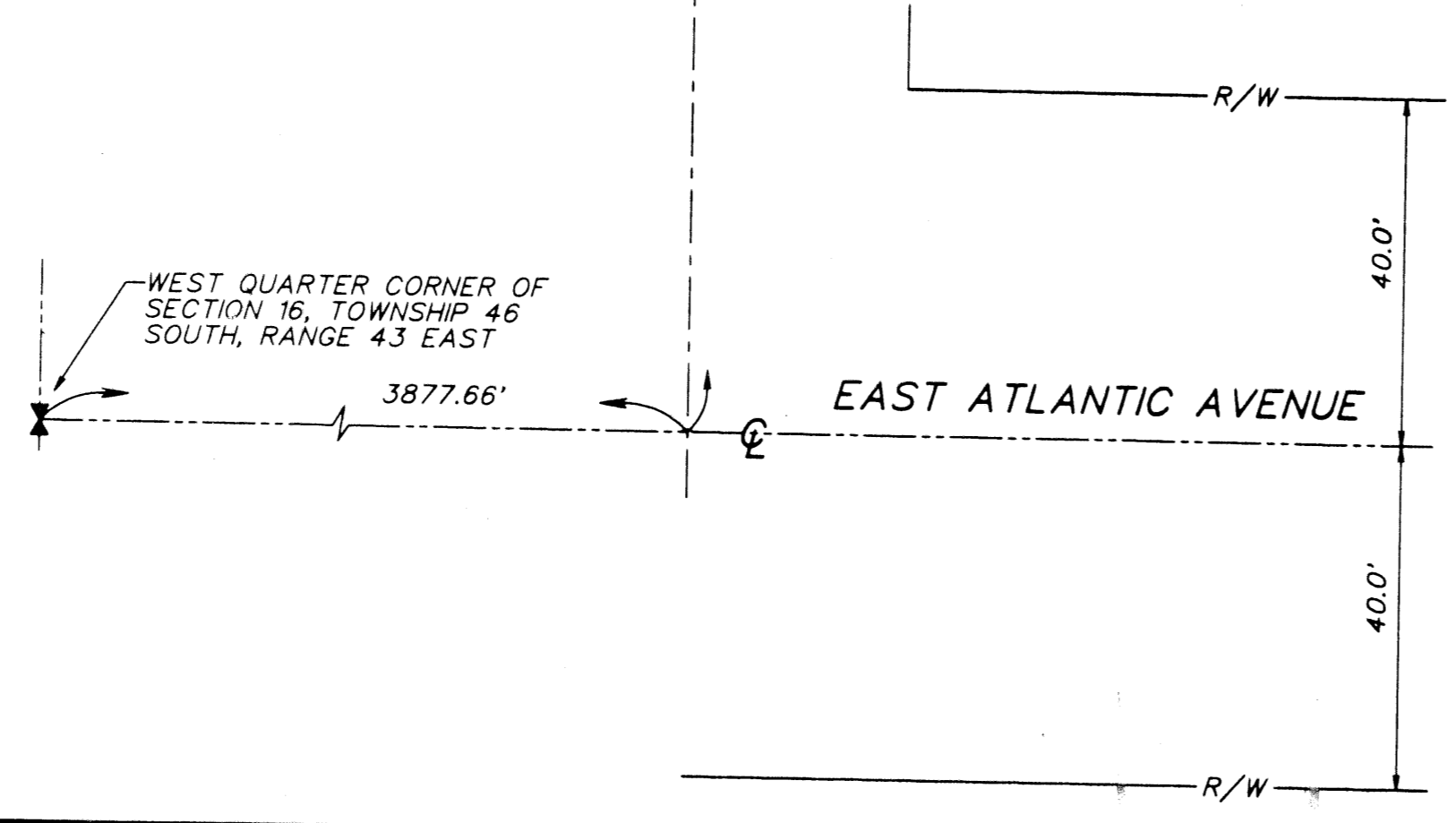
- = PERMANENT REFERENCE MONUMENT (P.R.M.)
- ⊕ = CENTERLINE

### CURVE DATA:

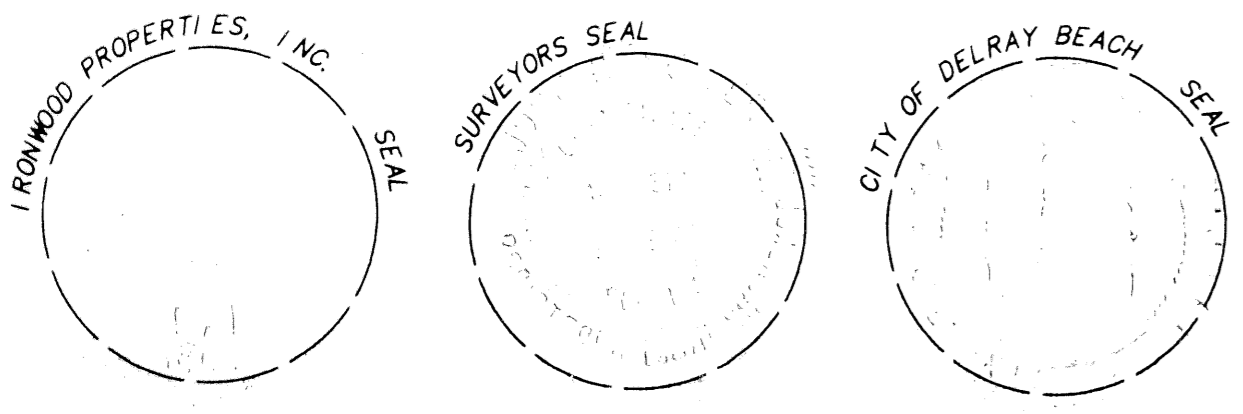
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	69°09'18"	4.00'	4.83'	2.76'	4.54'	S 55°44'12\"/>
C 2	69°09'18"	10.67'	12.88'	7.35'	12.11'	S 55°44'12\"/>

### LINE DATA:

LINE	BEARING	DI STANCE
L 1	N 89°41'09\"/>	5.00'



SUBDIVISION # CASA LA BRISA  
BOOK 77 PAGE 57  
FLOOD ZONE - FLOOD MAP #  
QUAD # - ZONING  
SEAL # - ZIP CODE -  
PUD NAME - CITY OF DELRAY



O'BRIEN, SUITER & O'BRIEN, INC.  
ENGINEERS, SURVEYORS, LAND PLANNERS  
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA  
(407) 276-4501 732-3279 FAX 276-2390

DATE NOV 27, 1995 SCALE: 1" = 20'  
ORDER NO. 95-263