

# VIA MARINA

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK K,  
 JOHN B. REID'S VILLAGE (PLAT BOOK 21, PAGE 95, P.B.C.R.)  
 AND A PORTION OF LOT 5, BLOCK L, REPLAT OF BLOCKS  
 L, M, AND N, JOHN B. REID'S VILLAGE (PB 23, PG 137, P.B.C.R.)  
 IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS

This Plat was filed for record at 9:11 A.M. this 27 day of March, 1997 and duly recorded in Plat Book No. 79 on Pages 73 and 74.

DOROTHY H. WILKEN, CLERK  
 BY: Dawn a Martin DC



THIS INSTRUMENT PREPARED BY:  
 MICHAEL D. ROSE, PSM

**SDA SHAH DROTOS & ASSOCIATES** ENGINEERING SURVEYING PLANNING

4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, Fl. 33309  
 PH: 954-776-7604 • FAX: 954-776-7608

OCTOBER 1996

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT DOLPHIN BAY DEVELOPERS, INC., A FLORIDA CORPORATION 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, SHOWN HEREON AS VIA MARINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK K, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 95 AND THE EAST 140 FEET OF LOT 5, LESS THE NORTH 52.66 FEET THEREOF, BLOCK L, REPLAT OF BLOCKS L, M, AND N, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 137, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A CERTAIN PARCEL OF LAND CONTIGUOUS TO AND LYING WEST OF THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL, BOUNDED ON THE NORTH BY THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID ABOVE DESCRIBED PARCEL, BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF SAID ABOVE DESCRIBED PARCEL AND BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND TEN (10) FEET WEST OF THE WEST LINE OF SAID ABOVE DESCRIBED PARCEL, SAID WEST LINE BEING ALSO THE EAST LINE OF M.S.A. 648 D AS SHOWN ON SAID PLAT OF JOHN B. REID'S VILLAGE, AS EXTENDED NORTHERLY TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID ABOVE DESCRIBED PARCEL.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 37,551.58 SQUARE FEET (0.862 ACRE), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 8, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

GENERAL UTILITY (G.U.) 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, ETC.

IN WITNESS WHEREOF, THE ABOVE NAMED DOLPHIN BAY DEVELOPERS, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 27th DAY OF March, 1997.

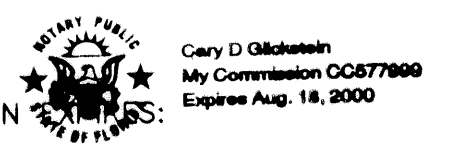
WITNESS:  
 CARY GLICKSTEIN (PRINTED NAME)  
 BY: DOLPHIN BAY DEVELOPERS, INC., A FLORIDA CORPORATION  
 BY: DAVID ROSS (PRINTED NAME)  
 DAVID ROSS PRESIDENT

**ACKNOWLEDGEMENT**

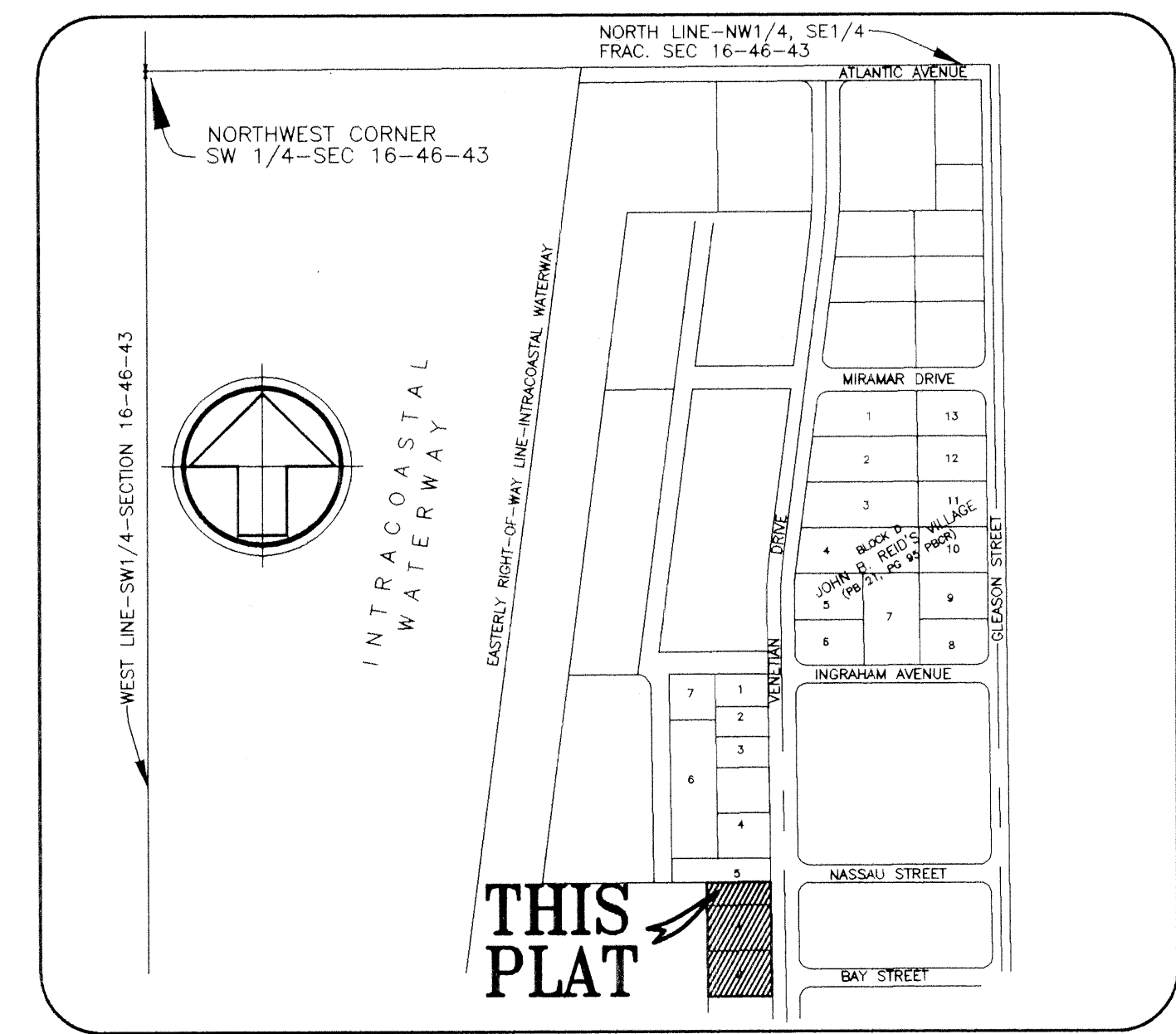
STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID ROSS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DOLPHIN BAY DEVELOPERS, INC., A FLORIDA CORPORATION, AND 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 27th DAY OF March, 1997.



NOTARY PUBLIC:  
 PRINTED NAME Cary Glickstein



**LOCATION MAP**  
 N.T.S.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH

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 8256, AT PAGE 97 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF March, 1997.

WITNESS:  
 BY: FIRST UNION NATIONAL BANK OF FLORIDA A FLORIDA CORPORATION  
 BY: Daniel Miller (PRINTED NAME) DANIEL MILLER (PRINTED NAME) DANIEL MILLER (PRINTED NAME) TITLE VICE PRESIDENT

PRINTED NAME SANDRA L. LAUFER  
 SANDRA L. LAUFER

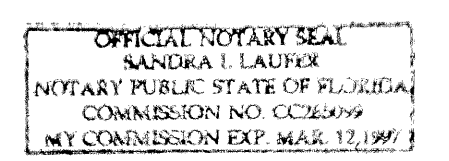
**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL MILLER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, 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 11th DAY OF MARCH, 1997.

MY COMMISSION EXPIRES: 5-12-97  
 SANDRA L. LAUFER (PRINTED NAME) SANDRA L. LAUFER (PRINTED NAME) NOTARY PUBLIC



**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF VENETIAN DRIVE, AS SHOWN ON THE REPLAT OF BLOCKS L, M, AND N, JOHN B. REID'S VILLAGE (PB 23, PG 137 P.B.C.R.). SAID LINE BEARS NORTH 00°37'55" WEST.
- 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. 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 PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- D.E. - DENOTES DRAINAGE EASEMENT.  
 ■ - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.  
 P.B. - DENOTES PLAT BOOK.  
 ORB - DENOTES OFFICIAL RECORDS BOOK.  
 POB - DENOTES POINT OF BEGINNING.  
 POC - DENOTES POINT OF COMMENCEMENT.  
 @ - DENOTES CENTERLINE.  
 U.E. - DENOTES UTILITY EASEMENT.  
 R/W - DENOTES RIGHT-OF-WAY.  
 G.U. - DENOTES GENERAL UTILITY EASEMENT.  
 N.R. - DENOTES NON-RADIAL.
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

**TITLE CERTIFICATE**

STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH

I, CARY D. GLICKSTEIN, 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 BE VESTED TO Delphin Bay Developers, Inc. 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.

DATED: 3/7/97  
 CARY D. GLICKSTEIN

**APPROVALS:**

THIS PLAT OF VIA MARINA WAS APPROVED ON THE 21st DAY OF January, A.D. 1997, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
 Mayor: [Signature]  
 Director of Planning and Zoning: [Signature]  
 City Engineer: [Signature]  
 Director of Environmental Services: [Signature]

ATTEST:  
 City Clerk: [Signature]  
 Chairperson, Planning and Zoning Board: [Signature]  
 Fire Marshal: [Signature]

**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 ("PRM's") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCP's") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: JANUARY 7, 1997 BY: Michael D. Rose  
 MICHAEL D. ROSE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 94-0222

DEDICATION (DOLPHIN BAY DEVELOPERS, INC.)	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (FIRST UNION NATIONAL BANK OF FLORIDA)	ACKNOWLEDGEMENT	CITY OF DELRAY BEACH	SURVEYOR (MICHAEL D. ROSE)
---	-----------------	--	-----------------	----------------------	----------------------------

SUBDIVISION # VIA MARINA PAGE 72  
 BOOK 79 FLOOD MAP #  
 QUAD # ZONING  
 SE ZIP CODE  
 PID NAME CITY OF DELRAY BEACH