

CORALINA VILLAGE PLAT
A RESUBDIVISION OF LOTS 4 AND 5, BLOCK 12,
SEAGATE SECTION A (PLAT BOOK 20, PAGE 48, P.B.C.R.)
AND TRACT A, SEAGATE ARMS (PLAT BOOK 47, PAGE 105, P.B.C.R.)
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record
at 4:11 P.M., this 9 day
of April, 1997 and duly
recorded in Plat Book No. 79
on Pages 87 and 88.
DOROTHY H. WILKEN, CLERK
By: Leigh A. Stanley 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

JULY 1996



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CORALINA DEVELOPMENT CORP., A FLORIDA CORPORATION INC. IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CORALINA VILLAGE PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, BLOCK 12, SEAGATE SECTION A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT A, SEAGATE ARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 58,240 SQUARE FEET (1.337ACRES), MORE OR LESS.

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

TRACT "A" IS HEREBY DEDICATED TO THE CORALINA VILLAGE HOMEOWNERS ASSOCIATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

PARCELS "A", "B", "C" AND "E" ARE HEREBY DEDICATED TO THE CORALINA VILLAGE HOMEOWNERS ASSOCIATION AS COMMON AREAS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

LOTS 1 THROUGH 14, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

PARCEL "D" IS DEDICATED TO THE CORALINA VILLAGE HOMEOWNERS ASSOCIATION FOR RECREATIONAL PURPOSES AND MAINTAINED BY SAID ASSOCIATION.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

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.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE MADE TO THE CORALINA VILLAGE HOMEOWNERS ASSOCIATION FOR DRY RETENTION PURPOSES AND MAINTAINED BY SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORALINA DEVELOPMENT CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 12th DAY OF March, 1997.

WITNESS:

Lea Labay (PRINTED NAME) BY: CORALINA DEVELOPMENT CORP., A FLORIDA CORPORATION

WITNESS:

Michael Wright (PRINTED NAME) BY: CARYL D. GLICKSTEIN, PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4089, AT PAGE 710 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUALS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF March, 1997

WITNESS (AS TO BOTH):

Oliver Mynatt (PRINTED NAME) ALBERT R. EANZEL

John C. Mentz (PRINTED NAME) ELSE MYNATT

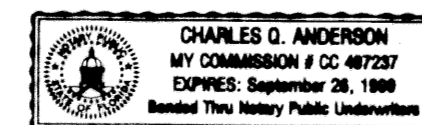
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

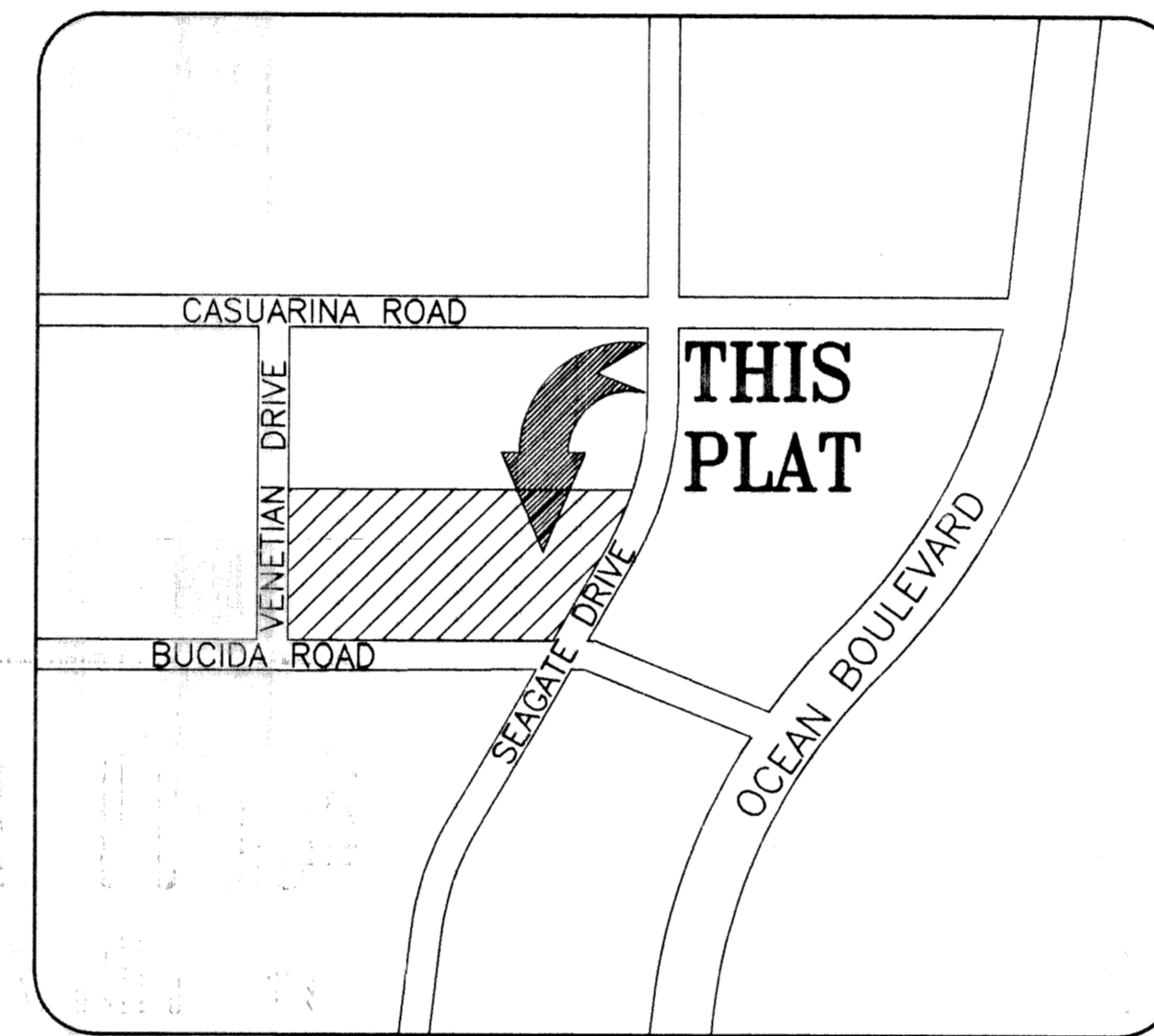
BEFORE ME PERSONALLY APPEARED ALBERT R. EANZEL AND ELSE MYNATT WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Properly Executed AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF MARCH, 1997.

MY COMMISSION EXPIRES:



Charles Q. Anderson (PRINTED NAME) NOTARY PUBLIC 3/11/97



LOCATION MAP
N.T.S.

SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF BUCIDA ROAD, AS SHOWN ON THE PLAT OF SEAGATE SECTION "A" (PLAT BOOK 20, PAGE 48 P.B.C.R.). SAID LINE BEARS SOUTH 90°00'00" WEST.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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 ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
4. 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.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
6. 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.
7. 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
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 Coralina Development Corp. 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: 3/12/97 CARY D. GLICKSTEIN

APPROVALS:

THIS PLAT OF CORALINA VILLAGE PLAT WAS APPROVED ON THE 11th DAY OF November, A.D. 1996 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST:
Mayor: [Signature]
City Clerk: [Signature]
Director of Planning and Zoning: [Signature]
Chairperson, Planning and Zoning Board: [Signature]
City Engineer: [Signature]
Fire Marshal: [Signature]
Director of Environmental Services: [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: MARCH 5, 1997 BY: Michael D. Rose (PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998)

SURVEYOR'S PROJECT NO. 96-0313

Table with 5 columns: DEDICATION (CORALINA DEVELOPMENT CORP.), ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT, ACKNOWLEDGEMENT, CITY OF DELRAY BEACH, SURVEYOR (No. 3998, STATE OF FLORIDA)

SUBDIVISION CORALINA VILLAGE
BOOK 79 PAGE 87
FLOOD ZONE FLOOD MAP
QUAD SE ZONING
PUD NAME City of Delray Beach

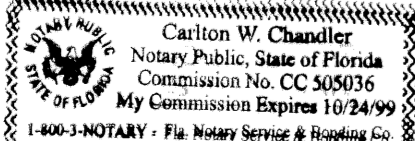
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ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Properly Executed AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CORALINA DEVELOPMENT CORP., 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 12th DAY OF March, 1997.



Carlton W. Chandler (PRINTED NAME) NOTARY PUBLIC