

ST.-TROPEZ AT DELRAY BEACH

BEING A REPLAT OF PORTIONS OF TRACTS "B", "C" AND "D", LAVERS NORTH, AS RECORDED IN PLAT BOOK 43, PAGE 92, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
(SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST)

DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)
) SS
CITY OF DELRAY BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT MORIN DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "ST.-TROPEZ AT DELRAY BEACH", BEING A PART OF TRACTS "B", "C", AND "D", LAVER'S NORTH, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF TRACT "B", TRACT "C", AND TRACT "D", LAVER'S NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 92, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PLAT OF LAVER'S NORTH; THENCE, NORTH 43°10'45" WEST, ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 711.88 FEET; THENCE, NORTH 01°49'15" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 35.36 FEET; THENCE, NORTH 46°49'15" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 25.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 433.38 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 31°32'32", A DISTANCE OF 238.58 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 15°16'43" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 7.01 FEET; THENCE, SOUTH 74°43'17" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 440.00 FEET; THENCE, SOUTH 01°10'15" WEST, A DISTANCE OF 263.67 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN 40 FOOT DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF LAVER'S NORTH; THENCE, SOUTH 27°43'40" EAST, A DISTANCE OF 254.76 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 815.30 FEET AND WHOSE RADIUS POINT BEARS SOUTH 37°08'51" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND ALONG SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 06°01'54", A DISTANCE OF 85.83 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 46°49'15" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.55 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND /OR RESERVATIONS:

- TRACTS "C" AND "D", (RESIDENTIAL PARCELS) AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOUSING UNIT CONSTRUCTION AND ALL OTHER LEGAL AND LAWFUL PURPOSES.
- TRACT "B", AS SHOWN HEREON, IS RESERVED FOR INGRESS, EGRESS, AND PEDESTRIAN PURPOSES FOR ALL OWNERS, THEIR INVITEES, AND ASSIGNS OF LAVER'S NORTH PLAT, RECORDED IN PLAT BOOK 43 PAGE 92, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE CITY OF DELRAY BEACH SHALL HAVE NO OBLIGATION TO MAINTAIN TRACT "B"
- TRACT "R", AS SHOWN HEREON, IS RESERVED FOR INGRESS, EGRESS, AND PEDESTRIAN PURPOSES FOR ALL OWNERS, THEIR INVITEES, AND ASSIGNS OF LAVER'S NORTH PLAT, RECORDED IN PLAT BOOK 43 PAGE 92, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE CITY OF DELRAY BEACH SHALL HAVE NO OBLIGATION TO MAINTAIN TRACT "R"
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BENEFIT OF THE OWNER AND ADJUTING PROPERTY OWNERS AROUND THE WATER MANAGEMENT TRACT FOR DRAINAGE, DISCHARGE AND DETENTION OF STORM AND SURFACE WATER RUNOFF. OWNERS SHALL HAVE MAINTENANCE RESPONSIBILITY OF THOSE PORTIONS OF THE WATER MANAGEMENT TRACT OWNED BY THEM AND WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- THE LAKE MAINTENANCE EASEMENT AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR MORIN DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION. ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID MORIN DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

IN WITNESS WHEREOF, MORIN DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, GILLES COURCHENE, AND ATTESTED BY ITS SECRETARY, GILLES COURCHENE OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF NOV, 1998.

BY: MORIN DEVELOPMENT GROUP, INC.
A FLORIDA CORPORATION

ATTEST: [Signature] SECRETARY BY: [Signature] GILLES COURCHENE, PRESIDENT



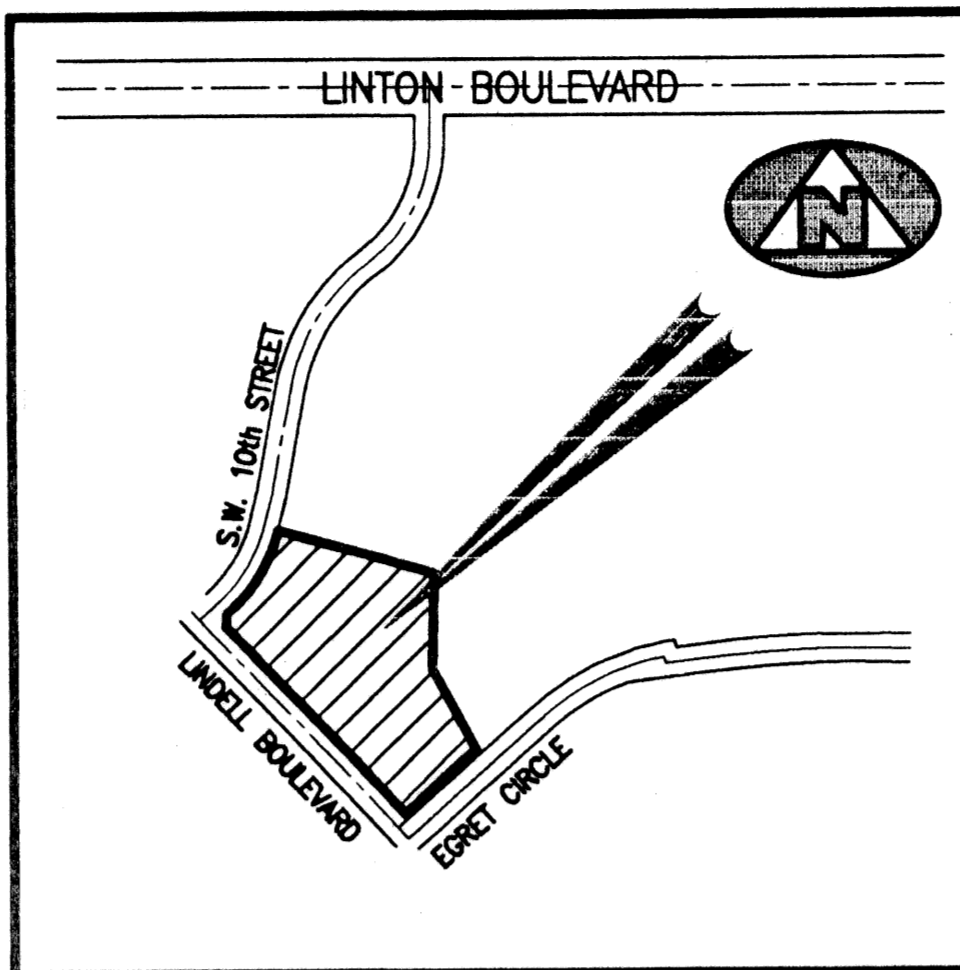
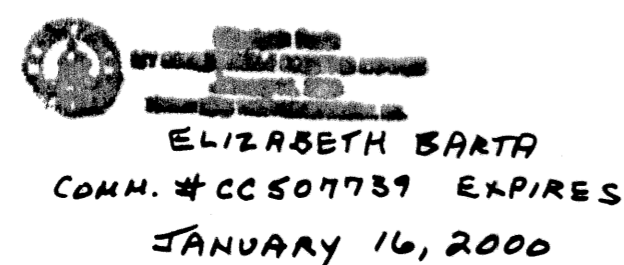
ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED _____ WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED _____ (AND) _____ (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF MORIN DEVELOPMENT GROUP INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF November, 1998.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: Elizabeth Barta



LOCATION MAP
(NOT TO SCALE)

AREA TABULATION:

WATER MANAGEMENT TRACT	0.67 ACRES
TRACT "B"	0.63 ACRES
TRACT "C"	3.05 ACRES
TRACT "D"	1.92 ACRES
TRACT "R"	0.28 ACRES
TOTAL	= 6.55 ACRES

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES A SET TRACT CORNER.
- THE BASE BEARING (BB) FOR THIS PLAT IS THE ASSUMED BEARING OF NORTH 43°10'45" WEST ALONG THE SOUTHWESTERLY LINE OF TRACT "D", PLAT OF LAVERS NORTH, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF DELRAY BEACH ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF DELRAY BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY 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 (P.R.M.s) PERMANENT REFERENCE MONUMENTS AND TRACT CORNER MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 11-12-98

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, P.S.M. #2424



CITY APPROVAL:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)
) SS
CITY OF DELRAY BEACH)

THIS PLAT, AS SHOWN HEREON, IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT. THIS 15 DAY OF November, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF DELRAY BEACH IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: Jay Alperin MAYOR BY: Barbara Goetz ATTEST CITY CLERK
ALISON MAC GREGOR HARTY

AND REVIEWED, ACCEPTED AND CERTIFIED BY
Diane Dominguez DIRECTOR OF PLANNING AND ZONING
Russell K. Ruyar CITY ENGINEER
Richard Hasko DIRECTOR OF ENVIRONMENTAL SERVICES

Carolyn Young CHAIRPERSON, PLANNING AND ZONING BOARD
Michael C. Cotto FIRE MARSHAL

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

BENCH MARK LAND SURVEYING & MAPPING, INC.
4152 W. BLUE HERON BOULEVARD • SUITE 121
RIVIERA BEACH • FLORIDA 33404
PHONE: (561) 848-2102 • L.B. 2171 • FAX: (561) 844-9659
EMAIL: bmism@aol.com WEB: <http://members.aol.com/bmism>

RECORD PLAT					
ST.TROPEZ AT DELRAY BEACH					
DWN	D.J.M.	FB	DATE	7-1-98	WO.#
CKD	WC	FILE	p116-0.dwg	SCALE	N.T.S.
				SHEET	1 OF 29

SUBDIVISION St. Tropez
 BOOK 48
 FLOOD ZONE _____
 QUAD # _____
 SE _____
 TAZ _____
 PUD NAME City of Delray Beach