NORTH BEACH THREE PLAT

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

FNGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JULY - 1998

BEING A REPLAT OF A PORTION OF BEACH LOT 3, ACCORDING TO PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SEA SPRAY AVENUE LANE 'REE' BOUL A-1-ANDOWAY LAING IARMON ATLANTIC AVENUE (S.R.806) LOCATION MAP SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \$ 50 H M A.D. 1999 AND DULY RECORDED IN PLAT BOOK AND STORY ON PAGES AND STORY

DOROTHY H. WILKEN CLERK CIRCUIT COURT

SHEET 1 OF

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORTH BEACH THREE, LTD AND JAMES A. ZENGAGE AND MARY E. FISHER ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF BEACH LOT 3. ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 28, "SEA SPRAY ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (ALSO BEING A POINT OF THE WEST RIGHT-OF-WAY LINE OF "OCEAN BOULEVARD - STATE ROAD A-1-A); THENCE S07'48'53"W ALONG SAID WEST RIGHT-OF-WAY LINE. A DISTANCE OF 101.17 FEET; THENCE S89°04'53"W, A DISTANCE OF 421.84 FEET TO A POINT THAT IS 317.00 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NO0'57'37"W ALONG A LINE THAT IS 317.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 3, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID "SEA SPRAY ESTATES"; THENCE N89'04'53"E ALONG SAID SOUTH LINE, A DISTANCE OF 437.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,956 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE NORTH BEACH THREE PLAT AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS 1 AND 2

LOTS 1 AND 2 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.

ALONG WITH THE FOLLOWING EASEMENTS:

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 AND TELEPHONE LINES.

THE SEWER EASEMENT SHOWN HEREON IS DEDICATED EXCLUSIVELY TO OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

_WLTNESS WHEREOF, I JAMES A. ZENGAGE DO HEREUNTO SET MY HAND THIS 💆 DAY OF FEBRUARY , 1999.

PRINT HICHUR C. D'Alexandro

PRINTLAURO B. KNUGHT JAMOS A. SAKRANO. S. IN WITNESS WHEREOF, NORTH BEACH THREE, LTD, A FLORIDA LIMITED PARTNERSHIP, BY Dame C. Burge & Research PRINT COLC. Austris 3-NORTH BEACH THREE, LT LORIDA LIMITED PARTNERSHIP

Michele C. D'Almandro Michele C. D'Alessandro

BY: RETAIL CONCEPTS, INC. ITS

JAMES A. ZENGAGE, PRESIDENT

GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY JAMES A. ZENGAGE WHO IS PERSONALLY KNOWN TO ME OR HAS 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 _ 5 <u>February</u>, 199**9**. MY COMMISSION EXPIRES: NOTARY PUBLIC JAMES A. BALLERANO, JR. MY COMMISSION # CC 051390 EXPIRES: September 26, 2001 **Bonded Thru Notary Public Underwrite**

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY MARY E. FISHER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FIA. DAIY. LIC., AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

MY COMMISSION EXPIRES: JAMES A. BALLERANO, JR. MY COMMISSION # CC 651390

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY JAMES A. ZENGAGE AS PRESIDENT OF RETAIL CONCEPTS, INC., GENERAL PARTNER OF NORTH BEACH THREE, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED______, AS IDENTIFICATION, AN WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

EXPIRES: September 28, 2001

Bonded Thru Notary Public Underwrite

WITNESS MY HAND AND OFFICIAL SEAL THIS All <u>Februarz</u>, 199**9**. MY COMMISSION EXPIRES: MOTARY PUBLIC JAMES A. BALLERANO, JR. MY COMMISSION & CC 051300 EXPIRES: September 28, 2001

CITY APPROVALS:

ENVIRONMENTAL SERVICES

OWNER

THIS PLAT OF THE "NORTH BEACH THREE PLAT" WAS APPROVED ON THE ______, A.D. 1998 BY T , A.D. 19**98** BY THE

CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA. alwon Michiga Houty PLANNING & ZONING BOARD

REVIEWING SURVEYOR'S CERTIFICATE:

OWNER NOTARY

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

EDWARD A. PAC, JR.

PROFESSIONAL SURVEYOR AND MAPPER, REG. # 4734 STATE OF FLORIDA

OWNER

OWNER NOTARY

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)

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 RECORDS BOOK 10922, AT PAGES 724 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SOUTHTRUST BANK, N.A. BY: Mull Donner PRINT H. BRUCE GOS MAN Kath C. Mathi Ir WITNESS: Hickele C. D'Alessandro
Michele C. D'Alessandro TITLE SR. VICE PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA) COUNTY OF PALM SEACH

BEFORE ME PERSONALLY APPEARED H. BENEE GOSMAN , WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS DENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SALVICE PRESIDENT OF SOUTHTRUST BANK, N.A., A NATIONAL BANKING 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 February _____, 199**_9**.

MY COMMISSION EXPIRES:

OWNER NOTARY

OWNER

NOTARY PUBL JAMES A. BALLERANO, JR. MORTGAGEE MOTARY

SOUT HTRUST

BANK, MA

MY COMMISSION # CC 651390 EXPIRES: September 28, 2001 Bonded Thru Notary Public Underwriters

SURVEYORS NOTES"

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY. DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTH LINE OF "SEA SPRAY ESTATES" BEARING N 89' 04' 53" E.
- 6. P.R.M. INDICATES 4" X 4" X 24" PERMANENT REFERENCE
- MONUMENT MARKED NO. 5005.
- 7. U.E. INDICATES UTILITY EASEMENT.
- 8. ORB DENOTES OFFICIAL RECORDS BOOK. 9. THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR
- EMERGENCY AND MAINTENANCE PURPOSES.
- 10. 50,101 S.F. DENOTES SQUARE FOOTAGE.
- 11. Ψ DENOTES CENTERLINE
- "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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH)

I. JAMES A. BALLERANO, JR., 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 IN JAMES A. ZENGAGE, MARY E. FISHER AND NORTH BEACH THREE, LTD, A FLORIDA LIMITED PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES OF RECORD NOT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON

DATED: FCS/WARY 5 1999

JAMES A, BALLERANO, JR. ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA BAR NO. 291773

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 (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS

AMENDED. AND THE ORDINANCES OF THE CITY OF DELPAY BEACH, FLORIDA.

bus DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

CITY OF DELRAY BEACH 51 yr. - "

REVIEWING SURVEYOR SURVEYOR · -- n_ 10-10