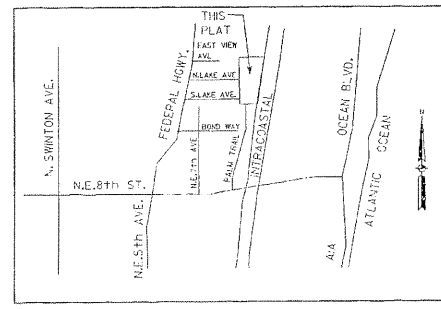




COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 10:01 AM  
THIS 25 DAY OF October  
1999, AND DULY RECORDED IN PLAT BOOK NO.  
849 AT PAGE(S) 15-80

*Leigh A Standley*  
S.C.



VICINITY MAP  
(NOT TO SCALE)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY ESTUARY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ESTUARY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 16 TO 24, INCLUSIVE, BLOCK A; LOTS 16 TO 24, INCLUSIVE, BLOCK B; AND LOTS 16 TO 24, INCLUSIVE, BLOCK C, OF PLAT NO. 3, ROYAL PALM GARDENS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 21 AT PAGE 57; AND

ALL THAT PART OF LOT 1 OF HARRY SEEMILLER'S SUBDIVISION OF PART OF LOTS 36, 1, 2 AND 3, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 9, PAGE 72, PALM BEACH COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 18, BLOCK "C" OF LA HACIENDA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, AT PAGE 6, PALM BEACH COUNTY RECORDS; THENCE NORTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 8 FEET TO THE NORTH LINE OF ALLEY AS SHOWN ON PLAT OF LA HACIENDA, WHICH IS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN NORTH AT RIGHT ANGLES TO THE NORTH LINE OF LA HACIENDA A DISTANCE OF 239 FEET MORE OR LESS; TO THE NORTH LINE OF LOT 1 OF SAID HARRY SEEMILLER'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOT 1 OF SAID HARRY SEEMILLER'S SUBDIVISION TO THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY TO THE NORTH LINE OF LA HACIENDA; THENCE WESTERLY ALONG THE NORTH LINE OF LA HACIENDA TO THE POINT OF BEGINNING.

LOTS 20 TO 27, INCLUSIVE, AND LOTS 29 TO 34 INCLUSIVE, BLOCK C; LOTS 21 TO 27 INCLUSIVE, AND LOTS 29 TO 34 INCLUSIVE, BLOCK E; AND ALL OF BLOCK F OF LA HACIENDA, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

THAT CERTAIN PARCEL OF REAL PROPERTY SHOWN ON THE PLAT OF LA HACIENDA, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, AT PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH PARCEL IS DESIGNATED "LAKE" AND WHICH LIES BETWEEN LAKE AVENUE N AND LAKE AVENUE S, AND WHICH SURROUNDS BLOCK F AND LAKE TRAIL IN SAID SUBDIVISION.

INCLUDING EASEMENTS, RIGHTS-OF-WAYS, STREETS AND ALLEY AS SHOWN ON ABOVE DESCRIBED PLATS, AS VACATED BY RESOLUTION NO. R-82-17 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RECORDED JANUARY 27, 1982 IN OFFICIAL RECORDS BOOK 3662, PAGE 1600 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 17.5573 ACRES (764,498.52 SQUARE FEET) MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "ESTUARY" AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION 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.

TRACTS "L-1" AND "L-2" ARE HEREBY DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AS LAKE MANAGEMENT TRACTS TO BE MAINTAINED BY SAID ASSOCIATION WITH A DEDICATED RIGHT OF ACCESS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.

TRACTS "P-1", "P-2", "P-3", "P-4", "P-5" AND "P-6" AREA DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AS OPEN SPACE AND/OR RECREATION AREAS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

ALONG WITH THE FOLLOWING EASEMENTS: THE CONSERVATION EASEMENT AS SHOWN HEREON IS DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION EASEMENT INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL OR AS AUTHORIZED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

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

# "ESTUARY"

A PLAT OF A PORTION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
ALSO BEING A REPLAT OF A PORTION OF "PLAT NO. 3 ROYAL PALM GARDENS", (P.B. 21, PG. 57, P.B.C.R.),  
A REPLAT OF A PORTION OF "HARRY SEEMILLER SUBDIVISION", (P.B. 9, PG. 72, P.B.C.R.),  
AND REPLAT OF A PORTION OF "LA-HACIENDA", (P.B. 15, PG. 6, P.B.C.R.)  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION (continued)  
GENERAL UTILITY EASEMENTS ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION LINES.

THE EMERGENCY ACCESS EASEMENT IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF EMERGENCY ACCESS OVER AND ACROSS TRACT P-1.

THE PRIVATE STREET EASEMENTS ARE DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION AS A PRIVATE STREET EASEMENTS 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 EASEMENT.

THE PERIMETER SIDEWALK EASEMENTS ARE DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE PUBLIC TO ACCESS AND UTILIZE SAID EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS.

THE LAKE MAINTENANCE EASEMENTS ARE DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO ACCESS SAID EASEMENTS.

THE CROSS DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR CONVEYANCE OF STORMWATER OVER AND ACROSS THE SUBJECT PROPERTY, WITH THE RIGHT OF THE CITY OF DELRAY BEACH AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO ACCESS AND/OR REPAIR DRAINAGE LINES WITHIN SAID EASEMENTS.

THE STORMWATER FLOWAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR CONVEYANCE OF STORMWATER OVER AND ACROSS THE SUBJECT PROPERTY WITH THE RIGHT OF THE CITY OF DELRAY BEACH AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO ACCESS SAID EASEMENTS.

THE DRAINAGE EASEMENTS ARE DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO ACCESS AND/OR REPAIR DRAINAGE LINES WITHIN SAID EASEMENTS.

THE LIFT STATION EASEMENT IS DEDICATED TO THE CITY OF DELRAY BEACH FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15<sup>th</sup> DAY OF SEPTEMBER, 1999.

WITNESS: *J.P. Weber*  
JON P. WEBER  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Brenda Luck*  
BRENDA LUECK  
BY: *Michael D. Goldberg*  
MICHAEL D. GOLDBERG  
AS MANAGING MEMBER

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 KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

*J.P. Weber 9-15-99*  
JON P. WEBER, P.S.M.  
LICENSE NO. 4323  
STATE OF FLORIDA

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF BROWARD

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY BASED ON COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NO. PB 1268298-0; THAT WE FIND TITLE TO THE PROPERTY IS VESTED IN DELRAY ESTUARY, L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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 CREATED BY THIS PLAT.

DATED: October 5, 1999  
*Robert B. Siegholtz*  
ROBERT B. SIEGHOLTZ  
OFFICER OF TITLE INSURANCE COMPANY

|  |  |   |   |  |   |
|--|--|---|---|--|---|
| <br>DELRAY ESTUARY, L.C.<br>SURVEYOR<br>JON P. WEBER<br>LICENSE NO. 4323<br>STATE OF FLORIDA | <br>NOTARY DEDICATION<br>DELRAY ESTUARY, L.C.<br>OFFICIAL NOTARY SEAL<br>NANCY L. SILVA<br>NOTARY PUBLIC STATE OF FLORIDA<br>COMMISSION NO. CC751668<br>MY COMMISSION EXPIRES APR. 2, 2002 | <br>MORTGAGEE<br>HARBOURTON FINANCIAL CORPORATION<br>A DELAWARE CORPORATION<br>CORPORATE SEAL | <br>NOTARY MORTGAGEE<br>JAMES M. CLUFFT<br>NOTARY PUBLIC<br>STATE OF MARYLAND<br>COUNTY OF ANNE ARUNDEL | CHECKED BY<br>DATE   |   |
| <br>DELRAY ESTUARY, L.C.<br>SURVEYOR<br>JON P. WEBER<br>LICENSE NO. 4323<br>STATE OF FLORIDA | <br>NOTARY DEDICATION<br>DELRAY ESTUARY, L.C.<br>OFFICIAL NOTARY SEAL<br>NANCY L. SILVA<br>NOTARY PUBLIC STATE OF FLORIDA<br>COMMISSION NO. CC751668<br>MY COMMISSION EXPIRES APR. 2, 2002 | <br>MORTGAGEE<br>HARBOURTON FINANCIAL CORPORATION<br>A DELAWARE CORPORATION<br>CORPORATE SEAL | <br>NOTARY MORTGAGEE<br>JAMES M. CLUFFT<br>NOTARY PUBLIC<br>STATE OF MARYLAND<br>COUNTY OF ANNE ARUNDEL | PRELIMINARY CHECK<br>ENGINEERING<br>BOUNDARY SURVEY<br>CALCULATIONS<br>SET PRMS<br>PLANNING<br>FINAL CHECK | PREPARED BY:<br><b>KEITH ASSOCIATES, INC.</b><br>consulting engineers<br>301 EAST ATLANTIC BOULEVARD<br>POMPANO BEACH, FLORIDA 33060-6643<br>(954) 788-3400 FAX (954) 788-3500<br>EMAIL: KAI100@msn.com LB NO. 6860 |

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MICHAEL D. GOLDBERG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AND AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DELRAY ESTUARY, L.C., A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF SEPTEMBER, 1999.

My Commission Expires:   
NANCY L. SILVA  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC751668  
MY COMMISSION EXPIRES APR. 2, 2002

MORTGAGEE'S CONSENT  
STATE OF Maryland  
COUNTY OF Anne Arundel

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11158 AT PAGE 1653 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF September, 1999.

HARBOURTON FINANCIAL CORPORATION  
A DELAWARE CORPORATION

WITNESS: *Wanda J. Hostle*  
WANDA J. HOSTLE  
BY: *James M. Clufft*  
JAMES M. CLUFFT, SENIOR VICE PRESIDENT

WITNESS: *Paula M. McEwen*  
PAULA M. MCEWEN

ACKNOWLEDGMENT  
STATE OF Maryland  
COUNTY OF Anne Arundel

BEFORE ME PERSONALLY APPEARED JAMES M. CLUFFT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF HARBOURTON FINANCIAL 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.

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF September, 1999.

MY COMMISSION EXPIRES: 9/12/03  
*William J. Karczeski*  
WILLIAM J. KARCZESKI

CITY OF DELRAY BEACH  
THIS PLAT OF "ESTUARY" AS APPROVED ON THIS 7<sup>th</sup> DAY OF September, A.D. 1999 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

*Ray Griffin*  
MAYOR

ATTEST: *Citron Hope Hugo Harty*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
*Wanda J. Hostle*  
DIRECTOR OF PLANNING AND ZONING

*Ronald L. Kujawa*  
CITY ENGINEER

*Richard H. Hala*  
DIRECTOR OF ENVIRONMENTAL SERVICES

*Michael J. Clufft*  
CHAIRPERSON, PLANNING AND ZONING BOARD

*Michael J. Clufft*  
CITY MARSHAL