

THIS INSTRUMENT PREPARED BY:  
MICHAEL D. ROSE, P.S.M.

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

CERTIFICATE OF AUTHORIZATION NO. LB6456  
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754

DEDICATION: DECEMBER, 2004

KNOW ALL MEN BY THESE PRESENTS: THAT NEW CENTURY DELRAY ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 HERITAGE CLUB REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF HERITAGE CLUB PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGES 152 AND 153 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS TRACT "K" THEREOF.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 206,528 SQUARE FEET (4.741 ACRES), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HERITAGE CLUB REPLAT, AND FURTHER DEDICATES AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HERITAGE CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS A PRIVATE STREET FOR PARKING, INGRESS-EGRESS, PEDESTRIAN ACCESS AND UTILITY PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND REPAIR WATER AND SEWER MAINS WITHIN IN SAID TRACT.
- TRACT "B", TRACT "H" AND TRACT "G", AS SHOWN HEREON, ARE HEREBY DEDICATED AS PRESERVE AREAS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HERITAGE CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- TRACT "C", "F" AND "I" AS SHOWN HEREON, ARE HEREBY DEDICATED FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HERITAGE CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- TRACT "D", TRACT "E" AND TRACT "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HERITAGE CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- LOTS 1 THROUGH 57, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

- GENERAL UTILITY (G.U.E.) 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 SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.
- THE PEDESTRIAN ACCESS EASEMENTS (P.E.), AS SHOWN HEREON ARE DEDICATED TO THE HERITAGE CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR SIDEWALK PURPOSES, TO BE MAINTAINED BY SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED NEW CENTURY DELRAY ONE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF FEBRUARY, 2005.

WITNESS: BY: NEW CENTURY DELRAY ONE, LLC A FLORIDA LIMITED LIABILITY COMPANY  
*Robert Mathias*  
PRINTED NAME: ROBERT MATHIAS  
WITNESS: BY: DAVID BIGGS MANAGING MEMBER  
*Susan M. Maggall*  
PRINTED NAME: SUSAN M. MAGGALL

**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BIGGS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF NEW CENTURY DELRAY ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY 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 COMPANY SEAL OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February 2005.

NOTARY PUBLIC: *S. Michelle Sabra*  
PRINTED NAME: S. Michelle Sabra  
MY COMMISSION EXPIRES: August 02, 2008  
Atlantic Bonding Co., Inc.

# HERITAGE CLUB REPLAT

A REPLAT OF A PORTION OF HERITAGE CLUB (PB 100, PGS 152 AND 153, PBCR) IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 16062, AT PAGES 1316 AND 1342 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF February, 2005.

WITNESS: BY: OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK  
*Tina Vaccaro*  
PRINTED NAME: TINA VACCARO  
BY: DAVID B. SMITH VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, 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 17th DAY OF February 2005.

NOTARY PUBLIC: *James Sadock, Jr.*  
PRINTED NAME: James Sadock, Jr.  
MY COMMISSION EXPIRES: 8/26/08

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA SS  
COUNTY OF MIAMI-DADE

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 AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16062, AT PAGE 1403 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 17th DAY OF February, 2005.

WITNESS: (AS TO BOTH) BY: ALLEN R. GREENWALD AND JILL F. GREENWALD, HIS WIFE  
*Michael Entler*  
PRINTED NAME: MICHAEL ENTLER  
*Allen R. Greenwald*  
PRINTED NAME: ALLEN R. GREENWALD

*Charlene Ball*  
PRINTED NAME: CHARLENE BALL  
*Jill F. Greenwald*  
PRINTED NAME: JILL F. GREENWALD, HIS WIFE

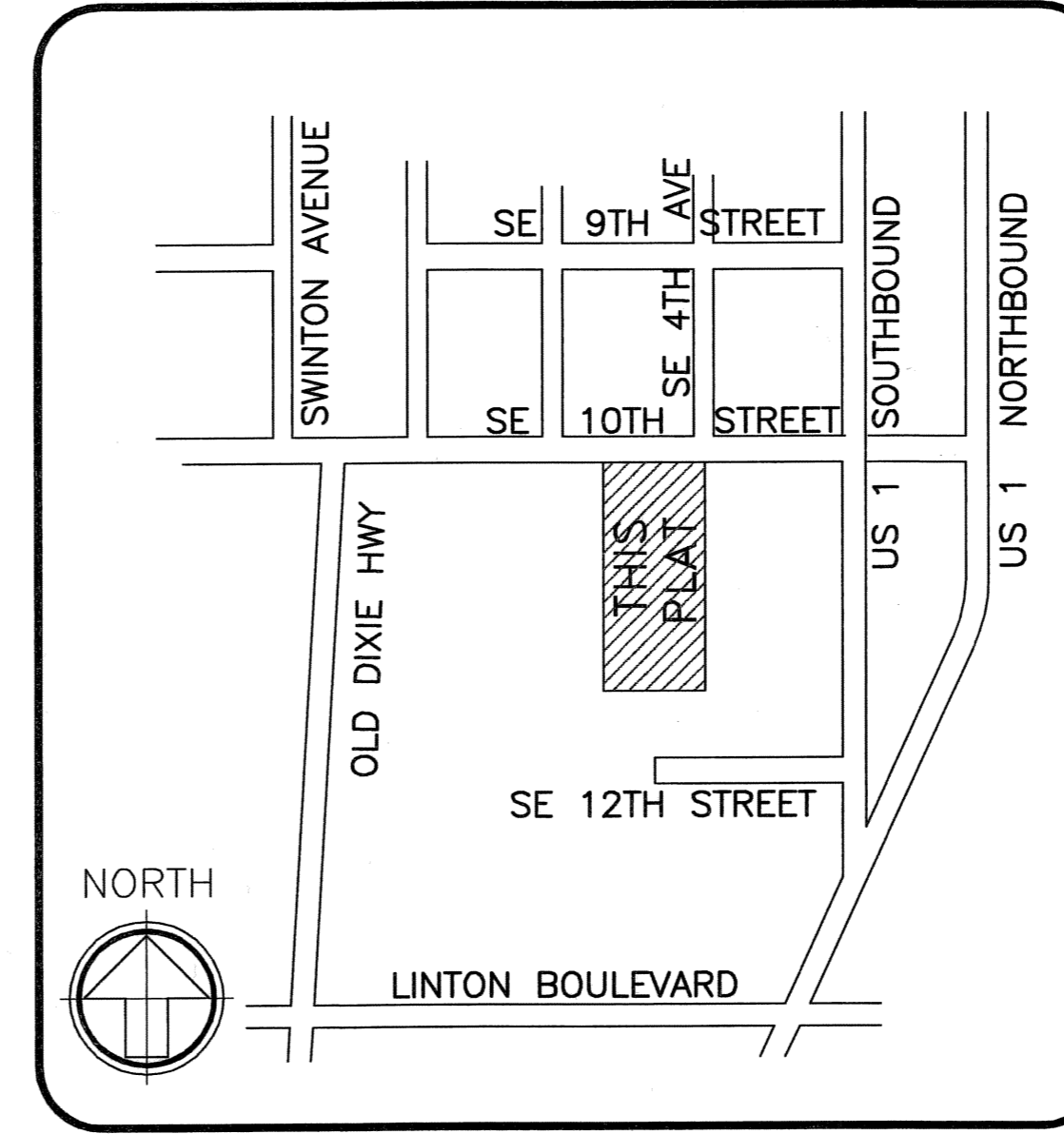
**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS  
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED ALLEN R. GREENWALD AND JILL F. GREENWALD, HIS WIFE WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED 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 11th DAY OF February 2005.

NOTARY PUBLIC: *Charlene R. Ball*  
PRINTED NAME: CHARLENE R. BALL  
MY COMMISSION EXPIRES: 12/31/08



**LOCATION MAP**

NOT TO SCALE

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF SE 10TH STREET. SAID LINE BEARS: NORTH 90°00'00" EAST (ASSUMED) ROTATE PLAT BEARINGS COUNTERCLOCKWISE 00°31'39" FOR GRID BEARINGS.
- 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 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  
P.M. - DENOTES PERMANENT REFERENCE MONUMENT  
UNLESS OTHERWISE NOTED  
R - DENOTES RADIUS  
P.B. - DENOTES PLAT BOOK  
D. - DENOTES CENTRAL ANGLE  
ORB - DENOTES OFFICIAL RECORDS BOOK  
L - DENOTES ARC LENGTH  
POB - DENOTES POINT OF BEGINNING  
P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS  
POC - DENOTES POINT OF COMMENCEMENT  
R/W - DENOTES RIGHT-OF-WAY  
SF - DENOTES SQUARE FEET  
G.U.E. - DENOTES GENERAL UTILITY EASEMENT  
PCP - DENOTES PERMANENT CONTROL POINT (LB#456)  
N.R. - DENOTES NON-RADIAL  
P.E. - DENOTES PEDESTRIAN EASEMENT
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
- COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATE SYSTEM IS 1983 FLORIDA STATE PLANE, TRANSVERSE MERCATOR PROJECTION.
- SCALE FACTOR = 1.0000465 ALL DISTANCES ARE GROUND. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

This Plat was filed for record at A.M., this 21st day of April, 2005 and duly recorded in Plat Book No. 104 on Pages 181 and 182.

SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: *Michael D. Rose*

**REVIEWING SURVEYOR'S STATEMENT:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF HERITAGE CLUB REPLAT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 4/22/05 BY: *Paul D. Engle*  
PAUL D. ENGLE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5708

**TITLE CERTIFICATION:**

STATE OF FLORIDA SS  
COUNTY OF PALM BEACH

I, \_\_\_\_\_ 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 IN NEW CENTURY DELRAY ONE, LLC, 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 DEPICTED BY THIS PLAT.

DATED: 4/22/05 BY: *Michael D. Rose*  
PRINTED NAME: MICHAEL D. ROSE  
ATTORNEY, STATE OF FLORIDA  
FLORIDA BAR NO. 0265251

**CITY APPROVALS:**

THIS PLAT OF HERITAGE CLUB REPLAT WAS APPROVED ON THE 19th DAY OF April A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

MAYOR: *Charles D. Rubin*  
CITY CLERK: *Charles D. Rubin*  
DIRECTOR OF PLANNING AND ZONING BOARD: *Paul Dorley*  
CHAIRPERSON, PLANNING AND ZONING BOARD: *Paul Dorley*  
CITY ENGINEER: *Randall Kujawa*  
FIRE MARSHAL: *W. Adam*  
DIRECTOR OF ENVIRONMENTAL SERVICES: *Gabe C. Haddo*

**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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA 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 THE CITY OF DELRAY BEACH, FLORIDA.

DATED: 02/07/05 BY: *Michael D. Rose*  
MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 02-0601

