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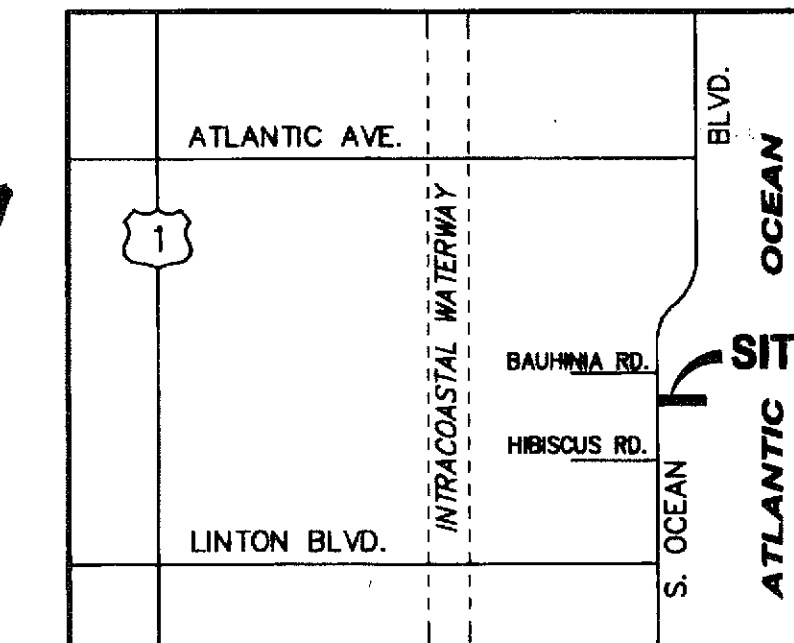
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TURTLE BEACH - South

Being a re-plot of Lot 2, TURTLE BEACH PLAT as recorded in Plat Book 107, Page 171 - Palm Beach County Records Together with a portion of the north 2270 feet of Section 21, Township 46 South, Range 43 East Situate in Section 21, Township 46 South, Range 43 East, The City of Delray Beach, Palm Beach County, Florida.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
FEBRUARY, 2010

00012-137



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:35 this 05 day of February, 2010, and duly recorded in Plat Book 107, Page 171 through 173.

SHARON R. BOCK
Clerk & Comptroller
By: *[Signature]*

SHEET 1 of 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Edward E. Iacobucci and Nancy Lee Iacobucci, husband and wife; Robert A. Beck, II and Louise R. Beck, husband and wife; and 901 South Ocean Blvd DB, LLC, a Florida limited liability company, owners of the land shown hereon as TURTLE BEACH - South, being a re-plot of Lot 2, TURTLE BEACH PLAT as recorded in Plat Book 107, Page 171 - Palm Beach County Records, together with a portion of the north 2270 feet of Section 21, Township 46 South, Range 43 East, situate in Section 21, Township 46 South, Range 43 East, the City of Delray Beach, Palm Beach County, Florida described as follows:

PARCEL 1
The North 100.00 feet of Lot 2, TURTLE BEACH PLAT, according to the Plat thereof, as recorded in Plat Book 107, at Page 171, of the Public Records of Palm Beach County, Florida.

PARCEL 2
The South 50.00 feet of Lot 2, TURTLE BEACH PLAT, according to the Plat thereof, as recorded in Plat Book 107, at Page 171, of the Public Records of Palm Beach County, Florida.

AND
The North 50.00 feet of the South 175.00 feet of the North 2170.00 feet of Section 21, Township 46 South, Range 43 East, Palm Beach County, Florida, which is bounded on the West by the Easterly boundary line of the Right-of-Way of State Road No. A1A, formerly State Road 140, and on the East by the waters of the Atlantic Ocean.

PARCEL 3
The South 125.00 feet of the South 175.00 feet of the North 2170.00 feet of Section 21, Township 46 South, Range 43 East, Palm Beach County, Florida, which is bounded on the West by the Easterly boundary line of the Right-of-Way of State Road No. A1A, formerly State Road 140 and on the East by the waters of the Atlantic Ocean.

AND
A tract of land in Section 21, Township 46 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

The North 30.00 feet of the South 100.00 Feet of the North 2270.00 feet of Section 21, Township 46 South, Range 43 East, Palm Beach County, Florida, which is bounded on the West by the Easterly boundary line of the Right-of-Way of State Road No. A1A, formerly State Road 140, and on the East by the waters of the Atlantic Ocean.

ALSO DESCRIBED AS:
BEGINNING at the northwest corner of Lot 2, TURTLE BEACH PLAT, according to the plat thereof as recorded in Plat Book 107, Pages 171 and 172 of the Public Records of Palm Beach County, Florida; thence N 89°34'23" E along the north boundary of said Lot a distance of 473.35 feet to the Erosion Control Line as described in Official Records Book 2201, Page 1663 and shown on Miscellaneous Plat Book 1, Page 1 all of said Public Records; thence S 02°17'26" W along said Erosion Control Line, a distance of 355.57 feet; thence S 89°34'23" W along the south line of the north 30 feet of the south 100 feet of the north 2270 feet of Section 21, Township 46 South, Range 43 East, a distance of 490.54 feet to the east right-of-way line of State Road A-1-A as described in Deed Book 584, Page 257 of said Public Records; thence N 05°02'57" E along said right-of-way line, a distance of 356.79 feet to the POINT OF BEGINNING.

Said lands situate in Section 21, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida, containing 171,170 square feet, 3.93 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. LOTS 1, 2 AND 3
LOTS 1, 2 AND 3 are hereby platted for private purposes, as allowed pursuant to the Planning and Zoning regulations of the City of Delray Beach, Florida.

2. GENERAL UTILITY EASEMENTS

GENERAL UTILITY (G.U.) EASEMENTS are made to any public or private utility, such as but not limited to, storm drainage, electric power, gas service, telephone lines, and cable television; provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facility and services of electric, telephone, gas or other public facility.

IN WITNESS WHEREOF, We Edward E. Iacobucci and Nancy Lee Iacobucci, husband and wife, do hereunto set our hands and seals this 17th day of February, 2010.

Witness: *[Signature]* By: *[Signature]*
Print Name: Daniel F. Nielson Edward E. Iacobucci

Witness: *[Signature]* By: *[Signature]*
Print Name: Daniel F. Nielson Nancy Lee Iacobucci

IN WITNESS WHEREOF, We Robert A. Beck, II and Louise R. Beck, husband and wife, do hereunto set our hands and seals this 17th day of February, 2010.

Witness: *[Signature]* By: *[Signature]*
Print Name: Daniel F. Nielson Robert A. Beck, II

Witness: *[Signature]* By: *[Signature]*
Print Name: Daniel F. Nielson Louise R. Beck

IN WITNESS WHEREOF, the above named company has caused these presents to be signed by its Managing Member, and its company seal to be affixed hereto by and with the authority of its board of directors, this 17th day of February, 2010.

Witness: *[Signature]* By: *[Signature]*
Print Name: Daniel F. Nielson Eric Cherry
Managing Member

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Edward E. Iacobucci and Nancy Lee Iacobucci who are personally known to me, or have produced _____ and _____ respectively 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 17th day of February, 2010.
My commission number: DD908967
My commission expires: 09-09-2011
[Signature]
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Robert A. Beck, II and Louise R. Beck who are personally known to me, or have produced _____ and _____ respectively 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 17th day of February, 2010.
My commission number: DD698021
My commission expires: 09-09-2011
[Signature]
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Eric Cherry who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Managing Member of 901 South Ocean Blvd DB, 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 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 17th day of February, 2010.
My commission number: DD698021
My commission expires: 09-09-2011
[Signature]
Notary Public

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, FLORIDA.

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, NSRS 2007 ADJUSTMENT ZONE - FLORIDA EAST ZONE COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000049563
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE FOUR (4) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, NSRS 2007 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
DELRAY SOUTH BASE RESET	N 769,322.40	E 959,661.93
MIDDLE	N 775,657.21	E 964,435.71

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS
The undersigned hereby certifies that it is the holder of a mortgage, and security agreement, as modified and assigned upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by Edward E. Iacobucci and Nancy Lee Iacobucci, the owners thereof and agrees that its mortgage which is recorded in Official Record Book/Page 14127/1340, 14385/1615, 18347/931, 18347/935 and 18354/1948 all 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 hereon by and with the authority of its board of directors this 18th day of February, 2010.

Witness: *[Signature]* BANK OF AMERICA, N.A.
Print Name: Shari S. Abriton A national banking corporation
Witness: *[Signature]* By: *[Signature]*
Print Name: JOSEPH M. MARTELL Lisa Marshall
Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS
BEFORE ME personally appeared Lisa Marshall who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Senior Vice President of Bank of America, N.A., a national banking corporation and severally acknowledged to and before me that she executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the 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 18th day of February, 2010.
My commission number: DD908967
My commission expires: July 20, 2013
[Signature]

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS
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 Edward E. Iacobucci and Nancy Lee Iacobucci, the owners thereof and agrees that its mortgage and security instrument, as modified which is recorded in Official Record Book/Page 23365/342 and 23461/258 both 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 hereon by and with the authority of its board of directors this 18th day of February, 2010.

Witness: *[Signature]* BANK OF AMERICA, N.A.
Print Name: Shari S. Abriton A national banking corporation
Witness: *[Signature]* By: *[Signature]*
Print Name: JOSEPH M. MARTELL Lisa Marshall
Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH } SS
BEFORE ME personally appeared Lisa Marshall who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Senior Vice President of Bank of America, N.A., a national banking corporation and severally acknowledged to and before me that she executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the 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 18th day of February, 2010.
My commission number: DD908967
My commission expires: July 20, 2013
[Signature]

AREA TABULATION:
LOT 1 = 47,577 SQUARE FEET (1.092 ACRES)
LOT 2 = 48,061 SQUARE FEET (1.103 ACRES)
LOT 3 = 75,532 SQUARE FEET (1.734 ACRES)
TOTAL = 171,170 SQUARE FEET (3.929 ACRES)

TITLE CERTIFICATION

I, James A. Lovegren a duly licensed attorney in the state of Florida do hereby certify that I have examined the title to the hereon described property through November 17, 2009; that I find the title to the hereon described property is vested to Edward E. Iacobucci and Nancy Lee Iacobucci, husband and wife; Robert A. Beck, II and Louise R. Beck, husband and wife; and 901 South Ocean Blvd DB, LLC, a Florida limited liability company, and that the taxes through the year 2009 have been paid; that all mortgages not satisfied or released of record nor 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: February 19, 2010
GREENBERG TRAURIG, P.A.
[Signature]
James A. Lovegren
Attorney-at-Law licensed in Florida

CITY OF DELRAY BEACH

This plat of TURTLE BEACH - SOUTH, was approved on the 19th day of February, A.D. 2010, by the City Commission of the City of Delray Beach, Florida.

Mayor: *[Signature]* Attest: *[Signature]*
City Clerk

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] Director of Planning and Zoning
[Signature] Chairperson, Planning and Zoning Board
[Signature] City Engineer
[Signature] City of Delray Beach Fire Marshal

REVIEWING SURVEYOR

THIS IS TO CERTIFY that the undersigned Professional Surveyor and Mapper, under contract with the City of Delray Beach, Florida, has reviewed this plat of TURTLE BEACH - SOUTH, as required by Chapter 177.081(1), Florida Statutes, and finds that it complies with all the requirements of Chapter 177, Part 1, Florida Statutes.

Dated: 2/19/10
[Signature]
Paul D. Engle, P.S.M.
Florida Registration No. 5708
O'Brien, Suiter and O'Brien
L.B. No. 0353

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") And monuments according to Sec. 177.091(9) F.S., 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 the ordinances of the City of Delray Beach, Florida.

DATED: Feb. 19, 2010
[Signature]
Keith M. Chee-A-Tow, P.L.S.
Florida Registration No. 5328
Avirom & Associates, Inc.
L.B. No. 3300

