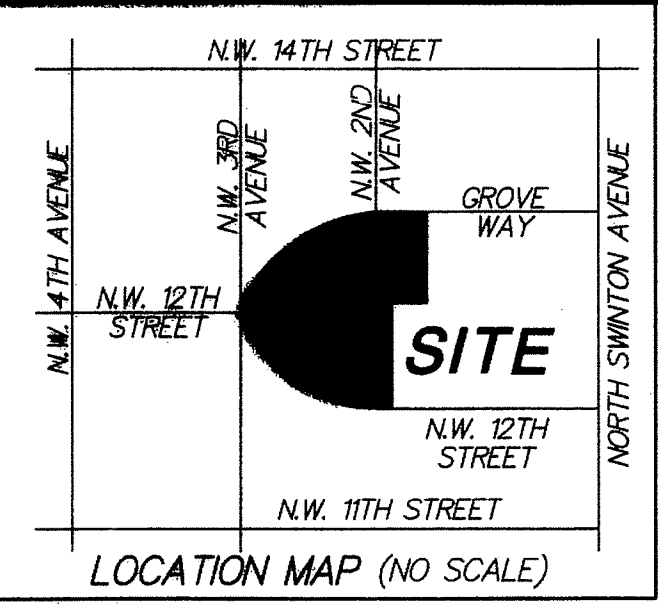


MAISON DELRAY

BEING A REPLAT OF LOT 7 AND THAT PORTION OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND AVENUE LYING WEST OF AND ADJACENT TO SAID LOT 7, THE GROVE (PLAT BOOK 20, PAGE 92, P.R.P.B.C.); LOTS 1 THROUGH 5, BLOCK 5, ALL THAT PORTION OF THE 16 FOOT ALLEY RIGHT OF WAY LYING IN SAID BLOCK 5, THAT PART OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND STREET BOUNDED AS FOLLOWS: ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 7 AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7, SAID PARCEL BEING IN THE RE-PLAT OF IDA LAKE TERRACE (PLAT BOOK 22, PAGE 39, P.R.P.B.C.) AND THAT PORTION OF THE WEST HALF (W.1/2) OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND AVENUE AS SHOWN ON SAID RE-PLAT OF IDA LAKE TERRACE (PLAT BOOK 22, PAGE 39, P.R.P.B.C.) LYING WEST OF AND ADJACENT TO LOT 13, BLOCK A, PINERIDGE HEIGHTS (PLAT BOOK 13, PAGE 80, P.R.P.B.C.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:27 AM
THIS 22 DAY OF March
2013 AND DULY RECORDED IN PLAT BOOK NO.
116 ON PAGE 124-125
SHARON R. BUCK, CLERK AND COMPTROLLER
BY [Signature]

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PATRICK J. MOYROID, RICHARD L. MOYROID AND CHRISTIAN J. MOYROID, AS INDIVIDUALS, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 7 AND THAT PORTION OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND AVENUE LYING WEST OF AND ADJACENT TO SAID LOT 7, THE GROVE (PLAT BOOK 20, PAGE 92, P.R.P.B.C.); LOTS 1 THROUGH 5, BLOCK 5, ALL THAT PORTION OF THE 16 FOOT ALLEY RIGHT OF WAY LYING IN SAID BLOCK 5, THAT PORTION OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND STREET BOUNDED AS FOLLOWS: ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 7; ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; SAID PARCEL BEING IN THE RE-PLAT OF IDA LAKE TERRACE (PLAT BOOK 22, PAGE 39, P.R.P.B.C.) AND THAT PORTION OF THE WEST HALF (W.1/2) OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND AVENUE AS SHOWN ON SAID RE-PLAT OF IDA LAKE TERRACE (PLAT BOOK 22, PAGE 39, P.R.P.B.C.) LYING WEST OF AND ADJACENT TO LOT 13, BLOCK A, PINERIDGE HEIGHTS (PLAT BOOK 13, PAGE 80, P.R.P.B.C.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

LOT 7 AND THAT PORTION OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND STREET LYING WEST OF AND ADJACENT TO SAID LOT 7, THE GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 5, AND ALL THAT PORTION OF THE 16 FOOT ALLEY RIGHT OF WAY LYING IN SAID BLOCK 5, RE-PLAT OF IDA LAKE TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND STREET AS SHOWN ON SAID RE-PLAT OF IDA LAKE TERRACE BOUNDED AS FOLLOWS: ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7, THE GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7.

TOGETHER WITH THAT PORTION OF THE WEST HALF (W.1/2) OF THE 25 FOOT ROAD RIGHT OF WAY FOR N.W. 2ND AVENUE AS SHOWN ON THE RE-PLAT OF IDA LAKE TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING WEST OF AND ADJACENT TO LOT 13, BLOCK A, PINERIDGE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.7784 ACRES MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS MAISON DELRAY AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1, 2, 3 AND 4 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICES, 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, I PATRICK J. MOYROID DO HERELUNTO SET MY HAND AND SEAL THIS 12 DAY OF December, 2012.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Gary L. Jones II PATRICK J. MOYROID

WITNESS: [Signature]
PRINT NAME: Viviana Guccione

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PATRICK J. MOYROID WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER LICENSE 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 12 DAY OF DECEMBER, 2012.

MY COMMISSION EXPIRES: 04/09/13
[Signature]
NOTARY PUBLIC
NAME: ROSEMARY MATOS
COMMISSION NO.: DD 879169

IN WITNESS WHEREOF, I RICHARD L. MOYROID DO HERELUNTO SET MY HAND AND SEAL THIS 12 DAY OF December, 2012.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Gary L. Jones II RICHARD L. MOYROID

WITNESS: [Signature]
PRINT NAME: Viviana Guccione

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD L. MOYROID WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER LICENSE 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 12 DAY OF DECEMBER, 2012.

MY COMMISSION EXPIRES: 04/09/13
[Signature]
NOTARY PUBLIC
NAME: ROSEMARY MATOS
COMMISSION NO.: DD 879169

IN WITNESS WHEREOF, I CHRISTIAN J. MOYROID DO HERELUNTO SET MY HAND AND SEAL THIS 12 DAY OF December, 2012.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Gary L. Jones II CHRISTIAN J. MOYROID

WITNESS: [Signature]
PRINT NAME: Viviana Guccione

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTIAN J. MOYROID WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER LICENSE 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 12 DAY OF DECEMBER, 2012.

MY COMMISSION EXPIRES: 04/09/13
[Signature]
NOTARY PUBLIC
NAME: ROSEMARY MATOS
COMMISSION NO.: DD 879169

FLORIDA
MARCH 2013
SHEET 1 OF 2

00012-155

CITY APPROVAL:

THIS PLAT OF "MAISON DELRAY" AS APPROVED ON THIS 19 DAY OF February, A.D. 2013 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] ATTEST: [Signature]
MAYOR: CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] PLANNING AND ZONING BOARD CHAIRPERSON
[Signature] CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DOAK S. CAMPBELL, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PATRICK J. MOYROID, RICHARD L. MOYROID AND CHRISTIAN J. MOYROID, AS INDIVIDUALS; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Dec 12, 2012
[Signature]
DOAK S. CAMPBELL, III
ATTORNEY STATE OF FLORIDA

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 3/6/13
[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLITER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

REVIEWING SURVEYOR'S STATEMENT:

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 "MAISON DELRAY" 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.

DATE: 3-6-13
[Signature]
DAVID PLINDLEY
REGISTRATION NO. 5005
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION
NO. LB 3591



NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 7, THE GROVE, PLAT BOOK 20, PAGE 92, HAVING A BEARING OF N89°59'04"W.

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.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN AS THUS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

