



LOCATION MAP NOT TO SCALE

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STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This Plat was filed for record at 4:32 P.M., this 27th day of April, 1995 and duly recorded in Plat Book No. 75 on Pages 2 and 4.
DOROTHY H. WILKEN, CLERK
By Leigh R. Stanley DC



THE ANTILLES PLAT
A RESUBDIVISION OF LOTS 1 AND 2, BLOCK D,
JOHN B. REID'S VILLAGE
(PLAT BOOK 21, PAGE 95, P.B.C.R.)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT IRONWOOD PROPERTIES, INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHEAST ONE QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
LOTS 1 AND 2, BLOCK D, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 45,438 SQUARE FEET (1.043 ACRES), MORE OR LESS.
HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE ANTILLES PLAT AND FURTHER DEDICATES AS FOLLOWS:
TRACT "A" IS HEREBY DEDICATED TO THE ANTILLES HOMEOWNERS ASSOCIATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.
PARCELS "A", "B", "C", "D" AND "E" ARE HEREBY DEDICATED TO THE ANTILLES HOMEOWNERS ASSOCIATION AS COMMON AREAS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PLS

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING

4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, FL 33309
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LOTS 1 THROUGH 12, INCLUSIVE, AND PARCEL "D" ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.
ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS.
THE LIMITED ACCESS EASEMENT (LAE) IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND MIRAMAR DRIVE AND VENETIAN DRIVE.
GENERAL UTILITY (G.U.) 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, TELEPHONE LINES, ETC.
IN WITNESS WHEREOF, THE ABOVE NAMED IRONWOOD PROPERTIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27th DAY OF MARCH, 1995.

SURVEY NOTES: MAY 1994

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF LAURENCE STREET (MIRAMAR DRIVE), AS SHOWN ON THE PLAT OF JOHN B. REID'S VILLAGE, (PLAT BOOK 21, PAGE 95, P.B.C.R.). SAID LINE BEARS NORTH 89°48'20" EAST.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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 ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
4. 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.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
6. D.E. - DENOTES DRAINAGE EASEMENT.
PRM - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.
P.B. - DENOTES PLAT BOOK.
ORB - DENOTES OFFICIAL RECORDS BOOK.
POB - DENOTES POINT OF BEGINNING.
POC - DENOTES POINT OF COMMENCEMENT.
C - DENOTES CENTERLINE.
U.E. - DENOTES UTILITY EASEMENT.
R/W - DENOTES RIGHT-OF-WAY.
G.U. - DENOTES GENERAL UTILITY EASEMENT.
N.R. - DENOTES NON-RADIAL.
7. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

WITNESS: Christopher D. Gerdy (PRINTED NAME) IRONWOOD PROPERTIES, INC., A FLORIDA CORPORATION
Cary D. Glickstein (PRINTED NAME) PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IRONWOOD PROPERTIES, INC., A FLORIDA 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF MARCH, 1995.

NOTARY PUBLIC: Christopher D. Gerdy (PRINTED NAME)

MY COMMISSION EXPIRES: [Stamp]

MORTGAGEE'S CONSENT

STATE OF New York SS
COUNTY OF Erie

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 THEROF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8456, AT PAGE 1296 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, SAL ODDO, DO HEREUNTO SET MY HAND AND SEAL THIS 28th DAY OF March, 1995.

WITNESS: Elaine Oddo (PRINTED NAME)
Elizabeth A. Galbo (PRINTED NAME)

ACKNOWLEDGEMENT

STATE OF New York SS
COUNTY OF Erie

BEFORE ME PERSONALLY APPEARED SAL ODDO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 28th DAY OF March, 1995.

MY COMMISSION EXPIRES: 2/28/97
Elizabeth A. Galbo (PRINTED NAME)
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
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 RECORD BOOK 8456, PAGE 1261 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SUNCOAST SAVINGS AND LOAN ASSOCIATION, FSA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF March, 1995.

WITNESS: Nadia Deluca (PRINTED NAME)
Annette Reid (PRINTED NAME)
MARK S. KOVACIC (SENIOR VICE PRESIDENT)

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK S. KOVACIC, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF SUNCOAST SAVINGS AND LOAN ASSOCIATION, FSA, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March, 1995.

MY COMMISSION EXPIRES:
Nadia E. Deluca (PRINTED NAME)
NOTARY PUBLIC

TITLE CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I, CARY D. GLICKSTEIN, 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 TO IRONWOOD PROPERTIES, INC., A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES HAVE BEEN PAID;

DATED: 3/27/95 Cary D. Glickstein

APPROVALS:

THIS PLAT OF THE ANTILLES PLAT WAS APPROVED ON THE 27th DAY OF August, A.D. 1995 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
[Signatures of Mayor, Director of Planning and Zoning, City Engineer, Director of Environmental Services, Attest: Alison Mnc Hugo Hardy, Chairperson, Planning and Zoning Board, Fire Marshal]

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 ("PRM's") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCP's") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

DATED: MARCH 24, 1995 By: Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3998

Table with 7 columns: DEDICATION (IRONWOOD PROPERTIES, INC.), ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT (SAL ODDO), ACKNOWLEDGEMENT (2/28/97), MORTGAGEE'S CONSENT (SUNCOAST SAVINGS AND LOAN ASSOCIATION, FSA), ACKNOWLEDGEMENT, SURVEYOR (No. 3998, STATE OF FLORIDA), CITY OF DELRAY BEACH.

SUBDIVISION # The Antilles Plat
BOOK 75 PAGE 3
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PUD NAME C/Delray Bch