

LOCATION SKETCH SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST DELRAY BEACH, FLORIDA

PORTA AL MARE

REPLAT OF LOTS 15, 16, 17 AND 18, BLOCK 107 LESS THE EASTERLY 5.00 FEET, PLAT OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2004 PAGE 1 OF 2

PREPARED BY: BURLISON A. GENTRY, PSM NO. 2580 GENTRY ENGINEERING AND LAND SURVEYING, INC. PO BOX 243, DELRAY BEACH, FLORIDA

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THIS PLAT WAS FILED FOR RECORD AT 4:51 PM THIS 3 DAY OF March, A.D., 2004, AND DULY RECORDED IN PLAT BOOK 101 ON PAGE 110-111 DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT BY: [Signature]

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, PORTA AL MARE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 15, 16, 17 AND 18, BLOCK 107 LESS THE EASTERLY 5.00 FEET, PLAT OF THE TOWN OF LINTON (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS OF WAYS OF RECORD. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PORTA AL MARE AND FURTHER DEDICATE AS FOLLOWS: LOTS 1 THRU 20 INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

GENERAL UTILITY (G.U.) EASEMENTS ARE GRANTED 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: HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

PARKING AND DRIVEWAY TRACTS: TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR PORTA AL MARE, A PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY / PARKING TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES CONSISTANT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH FLORIDA.

TRACT "C" IS DEDICATED TO THE PORTA AL MARE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATION, UTILITIES, DRAINAGE, DRIVE, PARKING, INGRESS/EGRESS AND LANDSCAPING AND OTHER PURPOSES CONSISTANT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH FLORIDA.

TRACT "D", AS SHOWN HEREON, IS DEDICATED TO THE CITY OF DELRAY BEACH FOR ROAD RIGHT OF WAY PURPOSES.

INGRESS AND EGRESS EASEMENTS WITHIN LOTS ARE TO PROVIDE ACCESS TO LOT OWNERS, GUESTS AND ASSIGNS ACCROSS CONSTRUCTED WALKWAYS WITHIN SAID LOTS, DEDICATED TO THE PORTA AL MARE HOMEOWNERS ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

LANDSCAPE EASEMENTS WITHIN LOTS ARE FOR THE INSTALLATION AND MAINTENANCE OF LANSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN, DEDICATED TO THE PORTA AL MARE HOMEOWNERS ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD, THIS DAY OF 2004.

[Signature] Witness

[Signature] JESUS CARVALLO, VICE PRESIDENT PORTA AL MARE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

MORTGAGEE'S CONSENT:

STATE OF FLORIDA ) 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 14891 AT PAGE 1306 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF FEBRUARY 2004.

[Signature] WITNESS

COLONIAL BANK, N.A. A NATIONAL BANKING ASSOCIATION F/K/A COLONIAL BANK AN ALABAMA BANKING CORPORATION BY: [Signature] CARLOS A. MARTINEZ Vice President

ACKNOWLEDGMENTS:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED CARLOS A. MARTINEZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COLONIAL BANK, AN ALABAMA BANKING CORPORATION, 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 11 DAY OF FEBRUARY 2004

MY COMMISSION EXPIRES: 11/20/07 [Signature] NOTARY PUBLIC

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES MAY 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 THIS COUNTY.

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) I, J. LUIS QUINTANA, ATTORNEY AT LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I FIND TITLE TO BE VESTED IN PORTA AL MARE, LLC, AND THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS ENCUMBERED BY A MORTGAGE, AND EASEMENTS, AS SHOWN HEREON, WHICH DO NOT PREVENT THE CREATION OF THIS PLAT.

CITY APPROVALS:

THIS PLAT OF PORTA AL MARE SUBDIVISION WAS APPROVED ON THE 6 DAY OF Jan., 2004, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST [Signatures] MAYOR, CITY CLERK, DIRECTOR OF PLANNING AND ZONING, CHAIRPERSON, PLANNING AND ZONING BOARD, CITY ENGINEER, FIRE MARSHALL

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 PORTA AL MARE, 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: 2/11/04 [Signature] PAUL D. ENGLE LICENSE NO. 5708 STATE OF FLORIDA OBRIEN, SUITER & OBRIEN, INC. CERTIFICATE OF AUTHORIZATION #LB 353

SURVEYORS 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 PERMANENT CONTROL POINTS ("P.C.P.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.

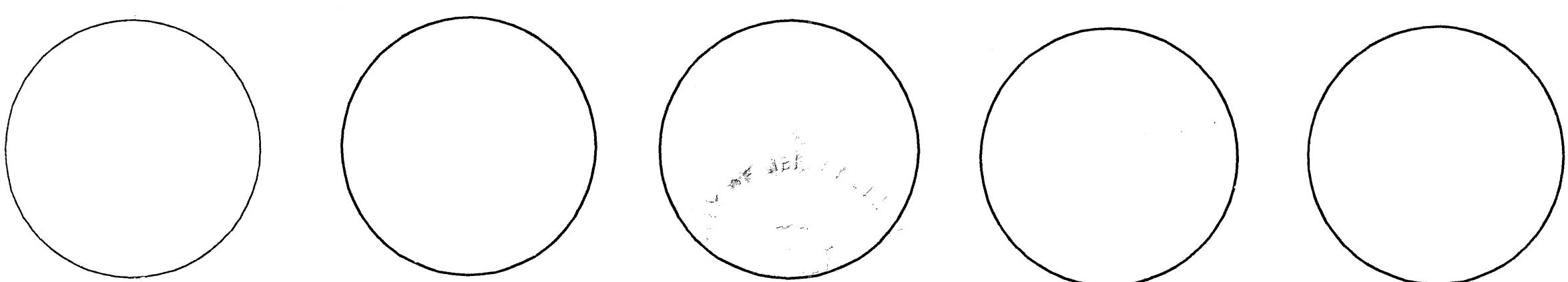
ACKNOWLEDGMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED JESUS CARVALLO, VICE PRESIDENT, PORTA AL MARE, L.L.C. TO ME WELL KNOWN AND KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PORTA AL MARE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF Feb., 2004, A.D.

MY COMMISSION EXPIRES: Nov 5, 2004

[Signature] NOTARY PUBLIC STATE OF FLORIDA [Signature] PRINT NAME



MORTGAGE NOTARY SEAL CITY SEAL REVIEWING SURVEYOR'S SEAL SURVEYOR'S SEAL

[Signature] BURLISON A. GENTRY, P.E./L.S. REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 2580, LB NO. 2322 STATE OF FLORIDA 11/13/04