

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

HARBOUR HOUSE PLAT

101

SDA SHAH ENGINEERING SURVEYING & ASSOCIATES PLANNING CERTIFICATE OF AUTHORIZATION NO. LB6456 3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-783-4754

A REPLAT OF LOTS 7, 8, 9 AND 10, PARK COURT SUB-DIVISION (PB 10, PG 74, PBCR), TOGETHER WITH A PORTION OF CANAL STREET, SHOWN ON THE MAP OF THE TOWN OF LINTON (NOW THE CITY OF DELRAY BEACH) (PB 1, PG 3, PBCR) LYING EAST OF LOTS 8, 9 AND 10 OF PARK COURT SUBDIVISION (PB 10, PG 74, PBCR) LYING IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF PALM BEACH

This Plat was filed for record at 5:00 P.M., this 11th day of June, 2004 and duly recorded in Plat Book No. 102 on Pages 101 and 102.

DOROTHY H. WILKEN, CLERK

BY: Michael D. Rose P.S.M.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT PORTEN CUSTOM HOMES, L.C., 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, SHOWN HEREON AS THE HARBOUR HOUSE PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 8, 9 AND 10, PARK COURT SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF CANAL STREET, SHOWN ON THE MAP OF THE TOWN OF LINTON (NOW THE CITY OF DELRAY BEACH), RECORDED IN PLAT BOOK 1, PAGE 3, LYING EAST OF AND ADJACENT TO LOTS 8, 9 AND 10 OF PARK COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE NORTH 07°22'06" EAST ALONG THE EAST LINE OF SAID LOTS 8, 9 AND 10, SAME BEING THE WEST RIGHT OF WAY LINE OF SAID CANAL STREET, 158.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 10;

THENCE NORTH 89°41'41" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 36.85 FEET;

THENCE SOUTH 03°45'14" WEST, 2.09 FEET;

THENCE NORTH 88°20'11" WEST, 1.53 FEET TO THE FACE OF A CONCRETE BULKHEAD;

THENCE SOUTH 07°32'58" WEST ALONG THE FACE OF SAID BULKHEAD, 146.21 FEET;

THENCE SOUTH 03°33'37" WEST, CONTINUING ALONG THE FACE OF SAID BULKHEAD, 9.81 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 8;

THENCE SOUTH 89°41'41" WEST ALONG SAID EASTERLY EXTENSION, 35.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 29,522 SQUARE FEET (0.677 ACRE), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE HARBOUR HOUSE PLAT AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1, 2, 3, AND 4, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO THE HARBOUR HOUSE HOMEOWNERS ASSOCIATION, INC. FOR INGRESS-EGRESS, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITH THE RIGHT OF EACH ADJACENT LOT OWNER(S) TO PLACE THEIR RESPECTIVE AIR CONDITIONING UNITS WITHIN SAID TRACT. EACH LOT OWNER(S) WILL BE RESPONSIBLE FOR THE REPAIR OR MAINTENANCE OF THEIR RESPECTIVE AIR CONDITIONING UNIT. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT TO ACCESS, CONSTRUCT, REPAIR OR MAINTAIN WATER AND SEWER MAINS WITHIN SAID TRACT.

THE WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE HARBOUR HOUSE HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF May, 2004.

WITNESS: Bruce Trott BY: PORTEN CUSTOM HOMES, L.C. A FLORIDA LIMITED LIABILITY COMPANY

Bruce Trott (PRINTED NAME)

WITNESS: Megan Dammeyer BY: SCOTT PORTEN (PRINTED NAME) TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

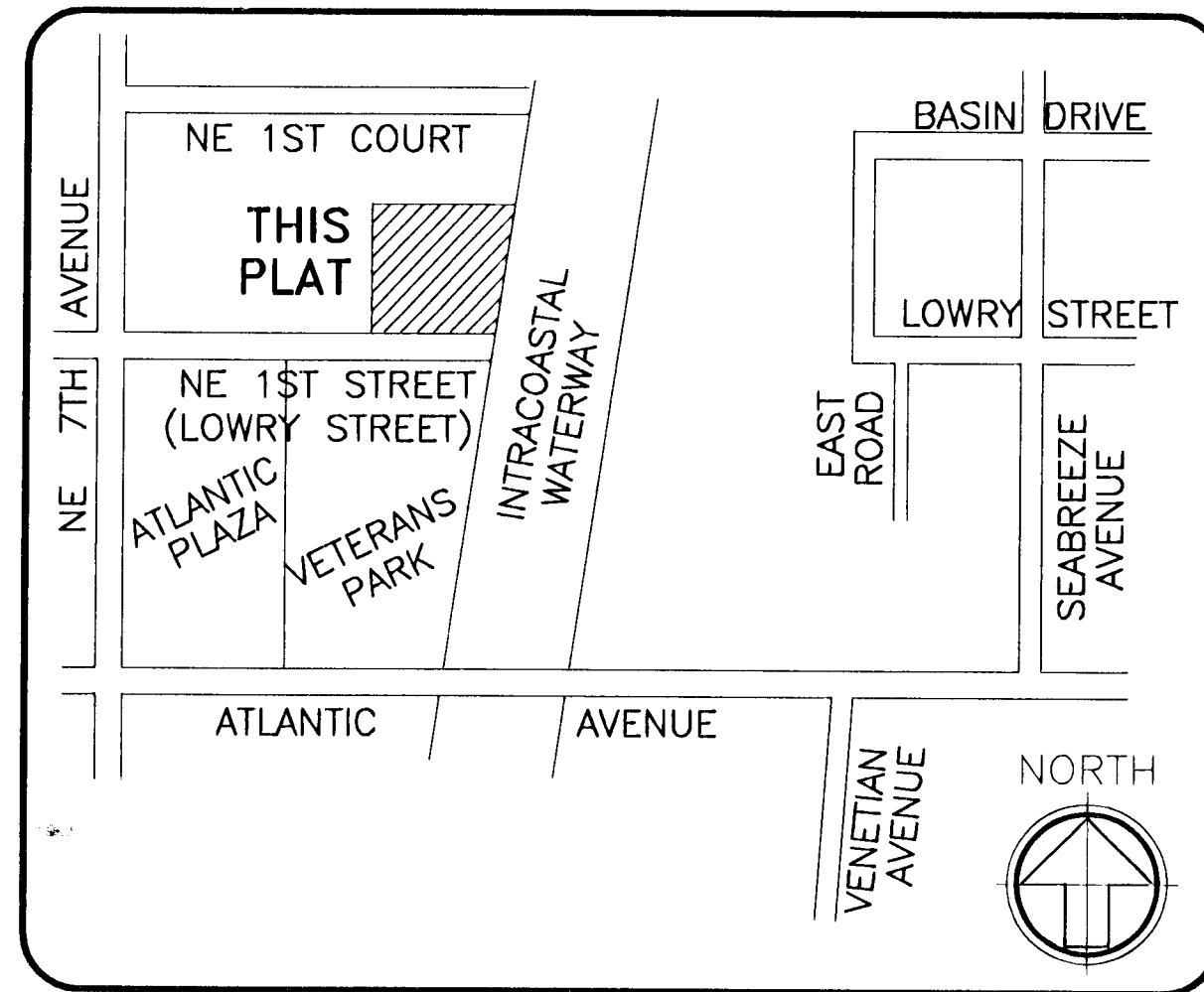
BEFORE ME PERSONALLY APPEARED Scott WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Notary Seal AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF PORTEN CUSTOM HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF May, 2004.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 4/7/06

NOTARY PUBLIC: Nancy L. Silva PRINTED NAME: Nancy L. Silva



LOCATION MAP NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF Virginia COUNTY OF Langley 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 THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK , AT PAGE 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 12th DAY OF May, 2004.

WITNESS: Carly Suber BY: WACHOVIA BANK, N.A. A NATIONAL ASSOCIATION
Ann Carey BY: Margaret J. Dunsmore VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF Broward SS

BEFORE ME PERSONALLY APPEARED Margaret Dunsmore, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED a drivers license AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF WACHOVIA BANK, N.A., A NATIONAL ASSOCIATION, 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 12 DAY OF May, 2004.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: PRINTED NAME Karla J. Perez

SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE NORTH (N1/2) OF SECTION 16-46-43. SAID LINE BEARS NORTH 89°41'41" WEST (ASSUMED), BEARINGS SHOWN HEREON AS GRID BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 88 (90 ADJUSTMENT). THE BASIS OF THE GRID BEARING IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 16. SAID LINE BEARS SOUTH 01°32'37" EAST.
- 2. 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.
- 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 ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- 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. D.E. - DENOTES DRAINAGE EASEMENT. PRM - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED. P.B. - DENOTES PLAT BOOK. P.R.M. - DENOTES PERMANENT REFERENCE MARKER. ORB - DENOTES OFFICIAL RECORDS BOOK. R - DENOTES RADIUS. POB - DENOTES POINT OF BEGINNING. L - DENOTES ARC LENGTH. U.E. - DENOTES UTILITY EASEMENT. D. - DENOTES CENTRAL ANGLE. R/W - DENOTES RIGHT-OF-WAY. P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS. G.U. - DENOTES GENERAL UTILITY EASEMENT. SF - DENOTES SQUARE FEET. N.R. - DENOTES NON-RADIAL. PCP - DENOTES PERMANENT CONTROL POINT (LB#6456).
- 6. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

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 HARBOUR HOUSE PLAT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: MAY 21, 2004 BY: Paul D. Enkle PAUL D. ENKLE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH SS

I, Charles D. Brecher A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE *THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED IN PORTEN CUSTOM HOMES, L.C., 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 NO ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. *EXAMINED

DATED: JUNE 9, 2004 BY: Charles D. Brecher PRINTED NAME: CHARLES D. BRECHER

CITY APPROVALS:

THIS HARBOUR HOUSE PLAT WAS APPROVED ON THE 4th DAY OF May A.D. 2004 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.

VICE MAYOR: Monty N. Bailey ATTEST: Charles D. Nelson Acting CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY: Paul D. Enkle CHAIRPERSON, PLANNING AND ZONING BOARD
Ronald L. Kujawa CITY ENGINEER
John S. Brown FIRE MARSHAL
John S. Brown DIRECTOR OF ENVIRONMENTAL SERVICES

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 GUARANTEEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED: MAY 6, 2004 BY: Michael D. Rose MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 03-0635

