

00012-057

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: that TROPIC ISLES TOWNHOMES, LLC, a Florida Limited Liability Company, as/is owner of the land as shown on this plat, being in SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, Palm Beach County, Florida described as follows:

Lots 14 through 22 of Block 26, together with that part of the 10 foot abandoned alley Right-of-way per O.R.B. 11087, pg. 1969, adjacent to Lots 17 through 22, of the plat entitled "Del Raton Park, according to the plat, thereof, as recorded in Plat Book 14, Pages 9 and 10, Lying in Section 28, Township 46 South, Range 43 East, Palm Beach County Records. Containing 30,286 sq.ft., 0.70 acre(s), more or less.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "TROPIC ISLES TOWNHOMES", AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1-8, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT A, AS SHOWN HEREON IS DEDICATED TO TROPIC ISLES HOMEOWNER'S ASSOCIATION AS COMMON OPEN SPACE, TO BE UTILIZED FOR INGRESS-EGRESS, PARKING, LANDSCAPING, DRAINAGE AND UTILITY PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

PRIVATE ACCESS AND UTILITY EASEMENT IS DEDICATED TO TROPIC ISLES HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF ACCESSING PRIVATE LOTS AND ALSO DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY AS INDICATED HEREON.

IN WITNESS WHEREOF: TROPIC ISLES TOWNHOMES, LLC, a Florida Limited Liability Company, Has caused these presents to be signed by its president and its company seal to be affixed hereto and with the authority of its board of directors, this 4th day of May, 2005.

TROPIC ISLES TOWNHOMES, LLC, a Florida Limited Liability Company,

WITNESS: Scott W. Dickstein

WITNESS: James M. Gray

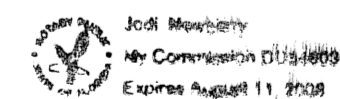
BY: Keith LaGala  
Keith LaGala, President

**ACKNOWLEDGMENT:**

STATE OF Florida  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED Keith LaGala, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TROPIC ISLES TOWNHOMES, 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 COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF May, 2005

MY COMMISSION EXPIRES: NOTARY PUBLIC  
NAME: Jodi Newberry  
COMMISSION No. DD346030



**ACCEPTANCE OF DEDICATION:**

STATE OF Florida  
COUNTY OF Palm Beach

THE TROPIC ISLES TOWNHOMES HOMEOWNERS' ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 4th DAY OF May, 2005.

TROPIC ISLES TOWNHOMES HOMEOWNERS' ASSOCIATION

WITNESS: Scott W. Dickstein

WITNESS: James M. Gray

BY: Keith LaGala  
Keith LaGala, President

**"TROPIC ISLES TOWNHOMES"**

A REPLAT OF LOTS 14 THROUGH 22 OF BLOCK 26, TOGETHER WITH THAT PART OF THE 10 FOOT ABANDONED ALLEY RIGHT-OF-WAY PER O.R.B. 11087, PG. 1969, ADJACENT TO LOTS 17 THROUGH 22, OF THE PLAT ENTITLED "DEL-RATON PARK", (PLAT BOOK 14, PAGES. 9 - 10, PALM BEACH COUNTY RECORDS), LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

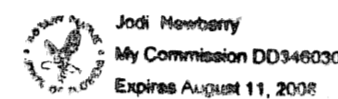
SEPTEMBER 2004  
SHEET 1 OF 2

**ACKNOWLEDGMENT:**

STATE OF Florida  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED Keith LaGala, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TROPIC ISLES TOWNHOMES, HOMEOWNERS ASSOCIATION, 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 COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF May, 2005

MY COMMISSION EXPIRES: NOTARY PUBLIC  
NAME: Jodi Newberry  
COMMISSION No. DD346030



**TITLE CERTIFICATION:**

I, STEPHEN P. ORCHARD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA PRACTICING WITH THE LAW FIRM OF STOLL & GERTZ, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN TROPIC ISLES TOWNHOMES, LLC, a Florida Limited Liability Company; THAT CURRENT TAXES HAVE BEEN PAID; THAT THERE IS ONE MORTGAGE OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT SAID MORTGAGE AND/OR ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/4/05  
STEPHEN P. ORCHARD  
ATTORNEY AT LAW

**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 HERON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 17477, PAGE 0361, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: GREAT EASTERN BANK OF FLORIDA Has caused these presents to be signed by BRIAN CARTER, its President, and its corporate seal to be affixed hereto and with the authority of its board of directors, this 4th day of May, 2005.

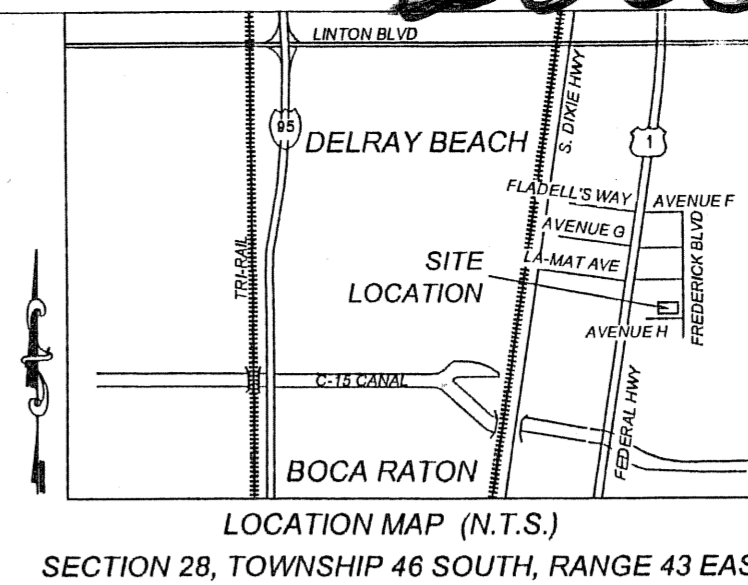
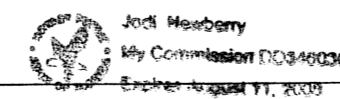
GREAT EASTERN BANK OF FLORIDA  
WITNESS: Scott W. Dickstein  
BY: Brian Carter  
BRIAN CARTER  
PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF Florida  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED BRIAN CARTER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GREAT EASTERN BANK OF FLORIDA, 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 COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF May, 2005

MY COMMISSION EXPIRES: NOTARY PUBLIC  
NAME: Jodi Newberry  
COMMISSION No. DD346030



SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST

**CITY APPROVAL:**

THIS PLAT OF "TROPIC ISLES TOWNHOMES" IS APPROVED ON THIS 15th DAY OF March, A.D. 2005 BY THE CITY OF DELRAY BEACH.

Jeffrey  
MAYOR

ATTEST: Charles D. Nubin  
CITY CLERK

**AND REVIEWED, ACCEPTED AND CERTIFIED BY:**

Paul Dorley  
DIRECTOR OF PLANNING AND ZONING  
Randal H. Kujawa  
CITY ENGINEER  
Bud C. Haddad  
DIRECTOR OF ENVIRONMENTAL SERVICES

Paul D. Engle CHAIRMAN  
CHAIRPERSON, PLANNING AND ZONING BOARD  
Robert G. Battaglia  
FIRE MARSHALL

**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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(g), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF ORDINANCES OF THE CITY OF DELRAY BEACH FLORIDA.

DATE: 5/3/2005  
Robert G. Battaglia  
ROBERT G. BATTAGLIA, P.L.S.  
LICENSE No. 5161  
STATE OF FLORIDA

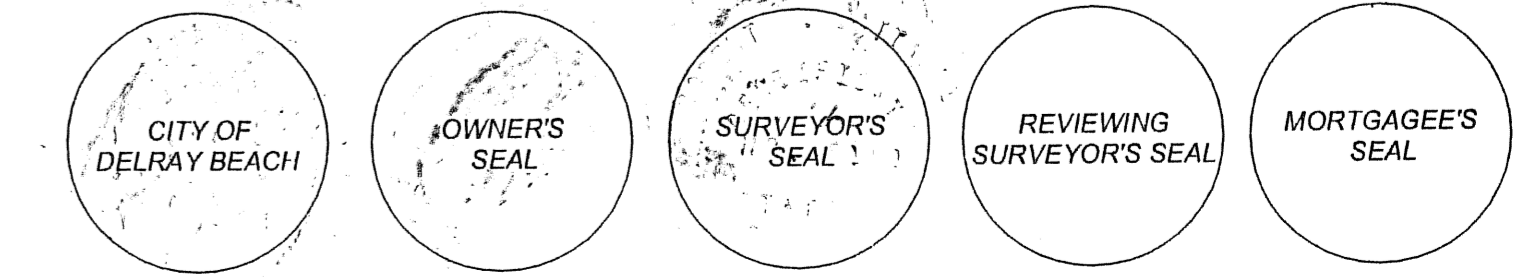
**THIS INSTRUMENT PREPARED BY:**

**BATTAGLIA LAND SURVEYORS, INC.**  
1692 NW MADRID WAY, BOCA RATON, FLORIDA 33432  
TEL: 561.750.8108 FAX: 561.750.8110 L.B. 6851

**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 "TROPIC ISLES TOWNHOMES" 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: 5/3/05  
Paul D. Engle  
PAUL D. ENGLE  
SURVEYOR AND MAPPER #5708  
STATE OF FLORIDA  
O'BRIEN, SUITER & O'BRIEN, INC.  
2601 N. FEDERAL HWY  
DELRAY BEACH, FL. 33483



2005 02 92 06 1

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 11:44 am this 13th day of March, 2005 and duly recorded in Plat Book 105, Pages 19 through 20  
By: Sharon R. Boock  
Clerk and County Recorder D.C.