

00012-004

# TERRACES AT DELRAY

A PLAT OF A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF LOTS 21, 22, 23 AND 24, BLOCK 117 OF MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

70

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:22 P.M. THIS 30 DAY OF Sept. A.D. 2005 AND DULY RECORDED IN PLAT BOOK 106 ON PAGES 70 AND 71

SHARON R. BOCK  
CLERK CIRCUIT COURT  
BY: Susan O'Brien  
DEPUTY CLERK

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE TERRACES AT DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS SHOWN AS A PLAT OF A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF LOTS 21, 22, 23 AND 24, BLOCK 117 OF MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TERRACES AT DELRAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 21, 22, 23 AND 24, BLOCK 117 OF MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 32,612 SQUARE FEET OR 0.749 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK A, AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

2. ADDITIONAL RIGHT-OF-WAY TRACTS:

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

3. DRAINAGE EASEMENT:

THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TERRACES AT DELRAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR THE PURPOSE OF SITE DRAINAGE AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

4. GENERAL UTILITY EASEMENTS:

GENERAL UTILITY EASEMENTS SHOWN HEREON, ARE DEDICATED 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, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Mbr. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22<sup>nd</sup> DAY OF JUNE, A.D., 2005.

THE TERRACES AT DELRAY BEACH, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
SIGN  
Aimee Slater  
PRINT  
[Signature]  
SIGN  
Laura James  
PRINT

BY: [Signature]  
TITLE: Managing member

SHEET 1 OF 2

JUNE 2004

### INDEX OF SHEETS

SHEET NO. 1 TITLE AND CERTIFICATION SHEETS  
SHEET NO. 2 DETAIL SHEET

### SURVEYORS STATEMENT

THIS INSTRUMENT WAS PREPARED BY: FREDERICK M. LEHMAN IN THE OFFICES OF JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER: (561) 395-3333 FAX NUMBER: (561) 395-3315 LICENSED BUSINESS NO.: LB-50

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 THIS COUNTY.

### STATISTICAL DATA

RESIDENTIAL LOTS	0.710 AC.
ADDITIONAL RIGHT-OF-WAY TRACTS (TRACTS A AND B)	0.039 AC.
TOTAL AREA THIS PLAT	0.749 AC.
PROPOSED UNITS	8
PROPOSED DENSITY: 10.68 D.U./AC.	
ZONING USE: RM	

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )SS

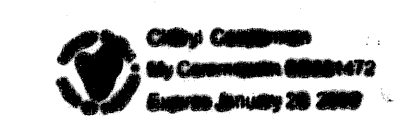
BEFORE ME PERSONALLY APPEARED MARK MATTOZZI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF UNION PLANTERS BANK, N.A., A National BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 23 DAY OF JUNE, A.D., 2005.

MY COMMISSION EXPIRES: January 24, 2008

MY COMMISSION NUMBER: DD261492

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA



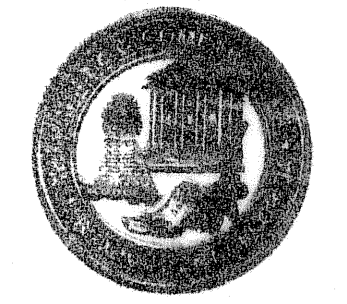
### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )SS

I, Peter B. Wentz, 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 IN THE TERRACES AT DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6/22/05

[Signature]  
ATTORNEY-AT-LAW LICENSED IN FLORIDA



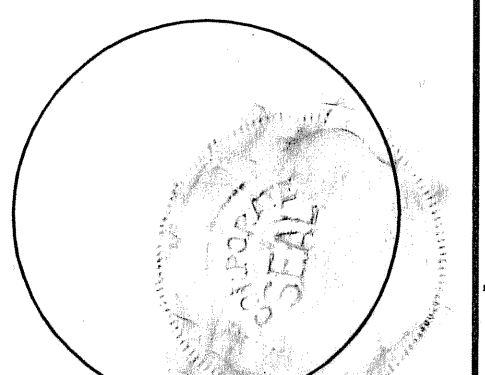
### REVIEWING SURVEYOR'S STATEMENT

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: "TERRACES AT 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.

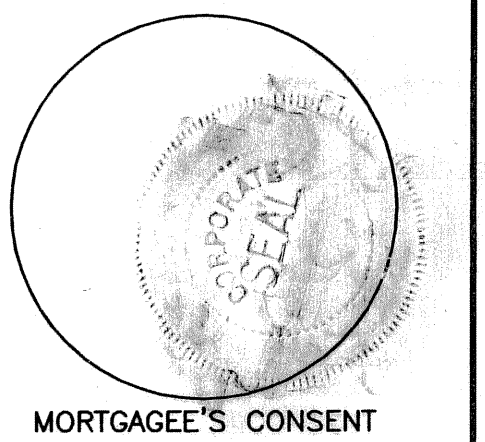
9-02-05

DATE

[Signature]  
JOHN D. WEAVER  
PROFESSIONAL LAND SURVEYOR NO. 3550  
STATE OF FLORIDA  
HELLER-WEAVER AND SHEREMETA, INC.  
CERTIFICATE OF AUTHORIZATION LB-3449



THE TERRACES AT DELRAY BEACH, LLC DEDICATION



MORTGAGEE'S CONSENT

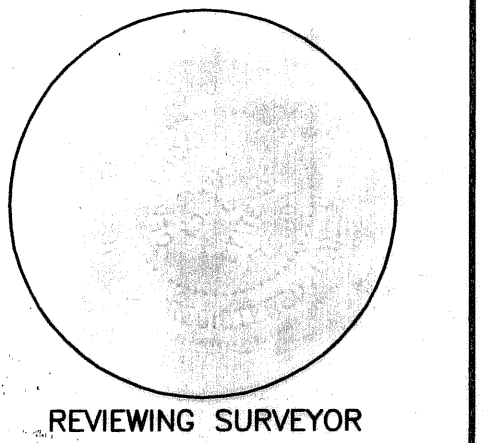
### SURVEYOR'S CERTIFICATE

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 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 CITY OF DELRAY BEACH, FLORIDA.

JUNE 24, 2005

DATE

[Signature]  
FREDERICK M. LEHMAN  
PROFESSIONAL LAND SURVEYOR NO. 4304.  
STATE OF FLORIDA  
PREPARED IN THE OFFICES OF JOHN A. GRANT, JR., INC. 3333 N. FEDERAL HIGHWAY, STE #3 BOCA RATON, FLORIDA 33431 LICENSED BUSINESS LB-50



REVIEWING SURVEYOR

### ACKNOWLEDGEMENT

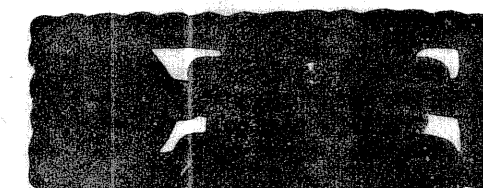
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )SS

BEFORE ME PERSONALLY APPEARED JOSEPH S. GRENADE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF THE TERRACES AT DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF JUNE, A.D., 2005.

MY COMMISSION EXPIRES: April 19, 2009

MY COMMISSION NUMBER: DD420177



[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )SS

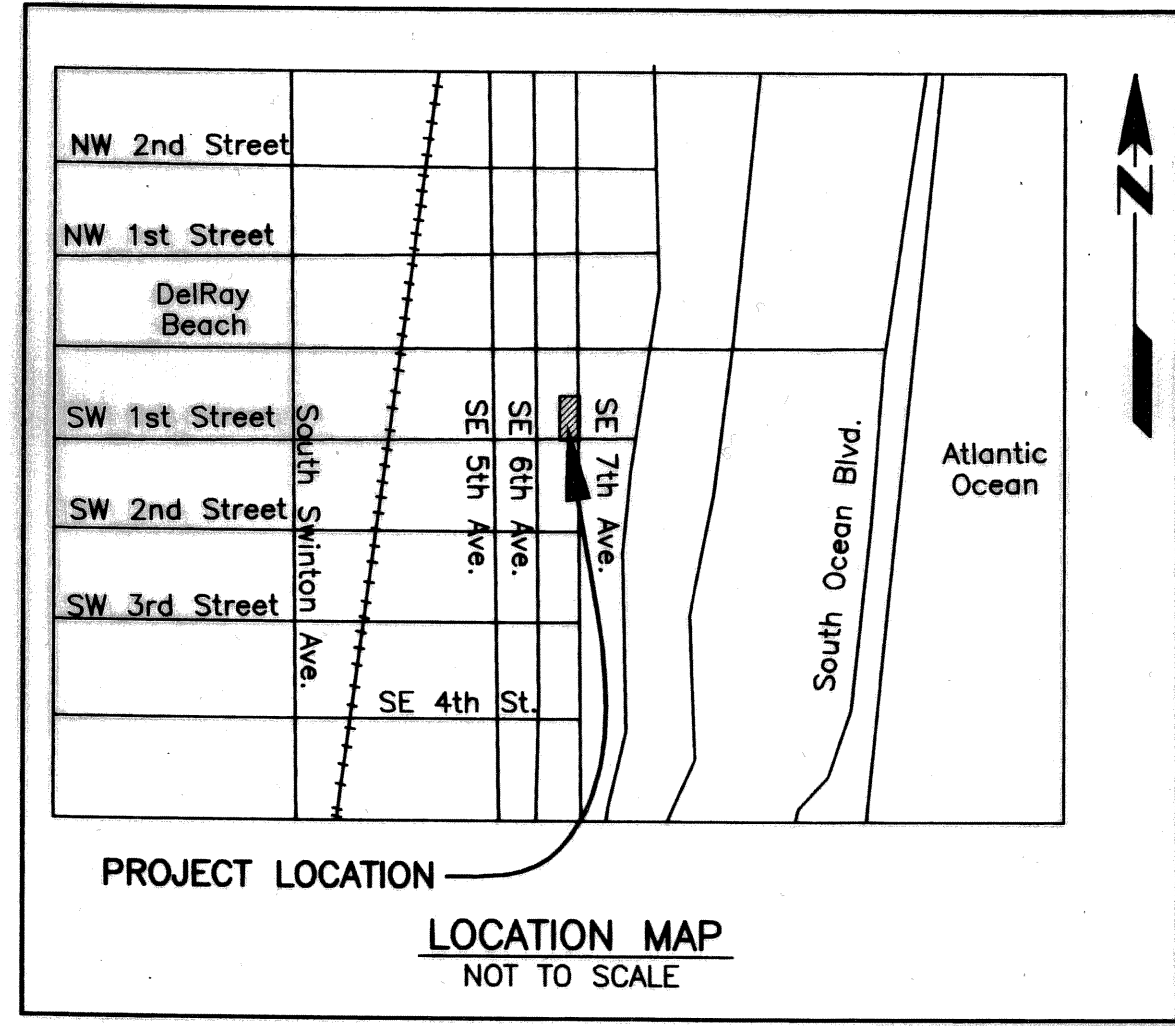
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16531, AT PAGE 0358 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF June, A.D., 2005.

WITNESS: [Signature]  
SIGN  
Kevin Vogel  
PRINT

BY: [Signature]  
SIGN  
CHERRYL COOPERMAN  
PRINT

UNION PLANTERS BANK, N.A.,  
A NATIONAL BANKING CORPORATION



### CITY APPROVAL

THE PLAT OF "TERRACES AT DELRAY" AS APPROVED ON THE 7<sup>th</sup> DAY OF June, A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]  
CITY CLERK

ATTEST: [Signature]  
CITY CLERK

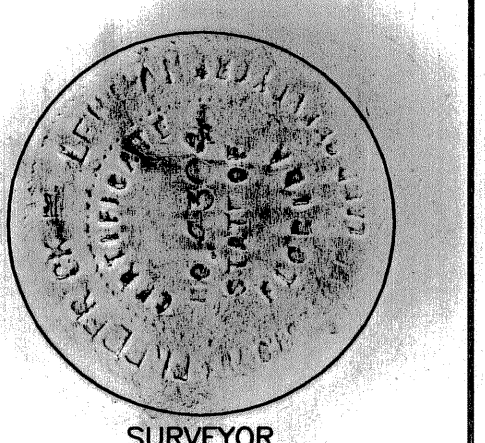
AND REVIEWED, ACCEPTED AND CERTIFIED BY:

[Signature]  
DIRECTOR OF PLANNING AND ZONING

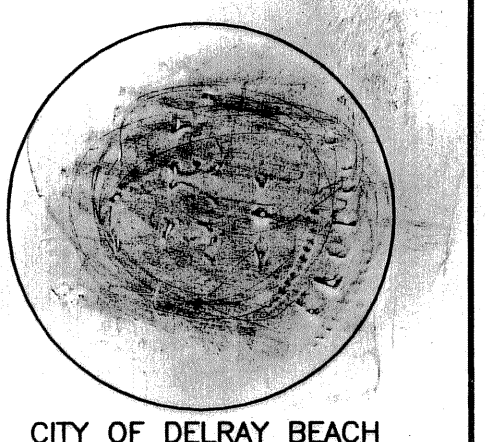
[Signature]  
CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature]  
CITY ENGINEER

[Signature]  
FIRE MARSHAL



SURVEYOR



CITY OF DELRAY BEACH

REVISE: FEB. 8, 2005  
REVISE: OCTOBER 4, 2004  
REVISE: JULY 28, 2004  
DATE: JUNE 4, 2004 / JRL JUNE 8, 2004  
JOB NUMBER: JG-100-9055-D  
FILE NAME: \\JAG7\CADD2\05055-D\TERR AT DELRAY BCH\RECORD PLAT\RECORD PLAT.DWG  
LJR