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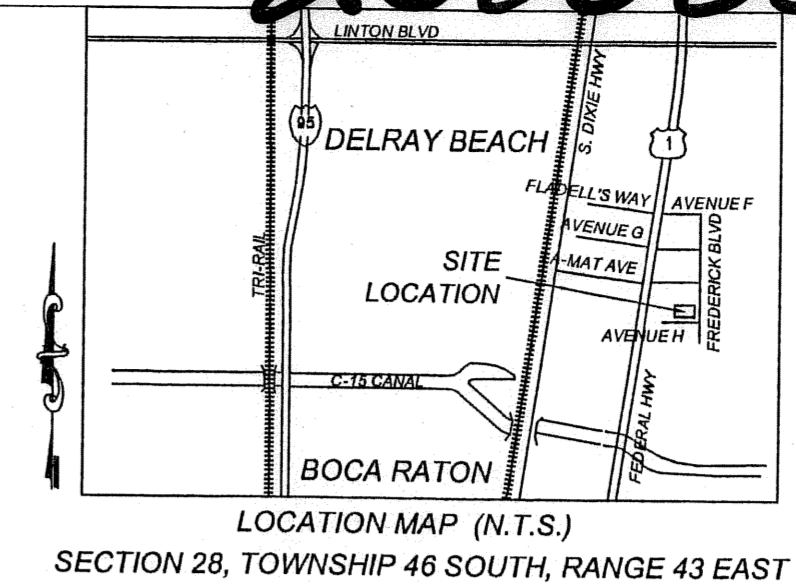
184

# "TROPIC ISLES TOWNHOMES REPLAT"

BEING A REPLAT OF LOTS 1 THROUGH 8 AND TRACT A OF TROPIC ISLES TOWNHOMES, AS RECORDED IN PLAT BOOK 105, PAGES 19-20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 2004  
SHEET 1 OF 2

00012.008



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 1:09 pm this 5th day of January, 2006 and duly recorded in Plat Book 185, Pages 187 through 188.  
SHARON R. BOCK  
Clerk and Comptroller  
By: [Signature]

### 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:

BEING A REPLAT OF LOTS 1 THROUGH 8 AND TRACT A OF TROPIC ISLES TOWNHOMES, AS RECORDED IN PLAT BOOK 105, PAGES 19-20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.  
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 REPLAT", 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 TOWNHOMES HOMEOWNERS 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 TOWNHOMES 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 2nd day of December, 2005.

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

WITNESS: [Signature]

WITNESS: [Signature]

BY: [Signature]  
Keith LaGala, President

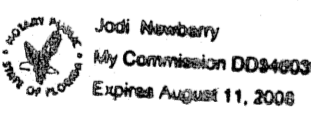
### ACKNOWLEDGMENT:

STATE OF Florida  
COUNTY OF Broward  
BEFORE ME PERSONALLY APPEARED Keith LaGala, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED picture I.D. 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 2nd DAY OF December, 2005

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
NAME: Jodi Newberry  
COMMISSION No. DD346030



### ACCEPTANCE OF DEDICATION:

STATE OF Florida  
COUNTY OF Broward

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 2nd DAY OF December, 2005.

TROPIC ISLES TOWNHOMES HOMEOWNERS' ASSOCIATION

WITNESS: [Signature]

WITNESS: [Signature]

BY: [Signature]  
Keith LaGala, President

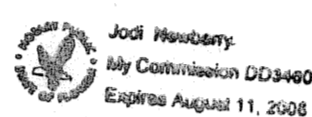
### ACKNOWLEDGMENT:

STATE OF Broward  
COUNTY OF Florida  
BEFORE ME PERSONALLY APPEARED Keith LaGala, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED personally known 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 2nd DAY OF December, 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 HEREOF 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: 12/2/05

[Signature]  
STEPHEN P. ORCHARD  
ATTORNEY AT LAW

### MORTGAGEE'S CONSENT:

STATE OF Florida  
COUNTY OF Broward

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 Ambrosio Rodriguez, its President, and its corporate seal to be affixed hereto and with the authority of its board of directors, this 6 day of October, 2005.

GREAT EASTERN BANK OF FLORIDA

WITNESS: [Signature]

BY: [Signature]  
AMBROSIO RODRIGUEZ  
PRESIDENT

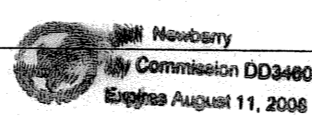
### ACKNOWLEDGMENT:

STATE OF Florida  
COUNTY OF Broward  
BEFORE ME PERSONALLY APPEARED AMBROSIO RODRIGUEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED picture I.D. 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 6th DAY OF October, 2005

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
NAME: Jodi Newberry  
COMMISSION No. DD346030



### CITY APPROVAL:

THIS PLAT OF "TROPIC ISLES TOWNHOMES REPLAT" IS APPROVED ON THIS 11th DAY OF October, A.D. 2005 BY THE CITY OF DELRAY BEACH.

[Signature]  
MAYOR

ATTEST: [Signature]  
CITY CLERK

### AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Paul Dorley 12-12-05  
DIRECTOR OF PLANNING AND ZONING DATE  
Randall H. Kujawa 7 DEC 2005  
CITY ENGINEER DATE  
Robert G. Battaglia 12-6-05  
DIRECTOR OF ENVIRONMENTAL SERVICES DATE  
Meredith Knapp  
CHAIRPERSON, PLANNING AND ZONING BOARD DATE 12/19/05  
W. Adam 12/19/05  
FIRE MARSHALL DATE

### 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: 9-29-05

[Signature]  
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 REPLAT" 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: 10/4/05

[Signature]  
PAUL D. ENGLE  
SURVEYOR AND MAPPER #5708  
STATE OF FLORIDA  
O'BRIEN, SUITER & O'BRIEN, INC.  
2601 N. FEDERAL HWY  
DELRAY BEACH, FL. 33483

