

20070005882

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# ATLANTICA DELRAY PLAT

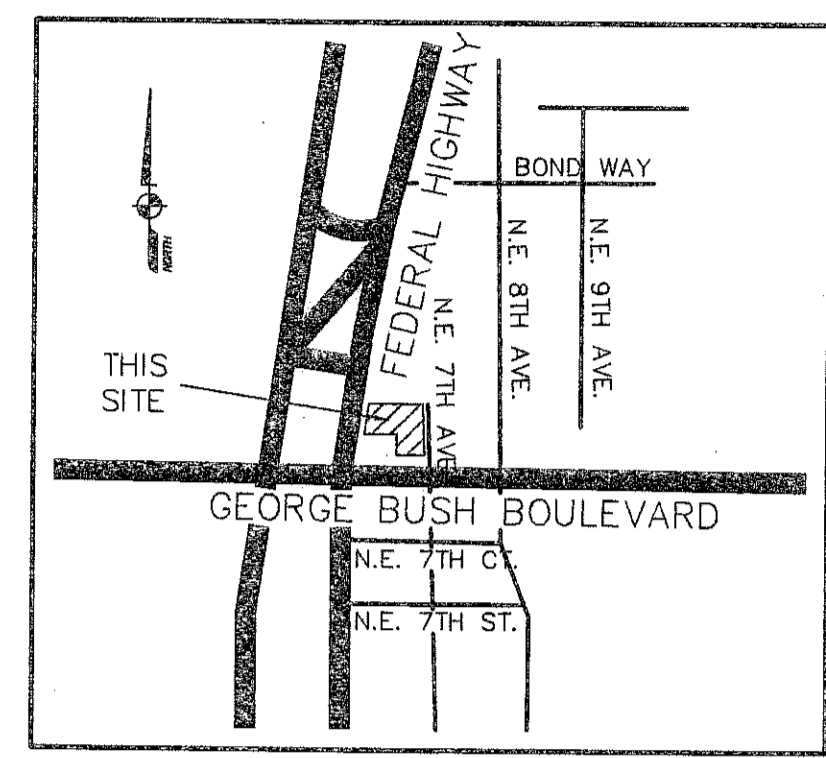
BEING A RE-PLAT OF A PORTION OF BLOCK 2, SOPHIA FREY ADDITION TO DELRAY,  
(PLAT BOOK 4, PAGE 37, PALM BEACH COUNTY RECORDS)  
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

00012-092

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at 11:31 AM this 4  
day of January, 2007,  
and duly recorded in Plat Book  
189 Pages 25, through  
27

SHARON R. BOCK  
Clerk & Comptroller  
By: [Signature] D.C.

THIS INSTRUMENT WAS PREPARED BY:  
JOHN T. DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
OCTOBER, 2006



**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, FLORIDA.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LMC DEVELOPMENT DELRAY LLC, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND AS SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 6, 7, 13 THROUGH 16, BLOCK 2 AND THE NORTH 24.95 FEET OF LOT 12, BLOCK 2, SOPHIA FREY ADDITION TO DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS, FEDERAL HIGHWAY RIGHT-OF-WAY TAKING, AS RECORDED IN OFFICIAL RECORD BOOK 177, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF A VACATED SIXTEEN FOOT ALLEY, ADJACENT TO THE SAID LOTS, SAID VACATION PER RESOLUTION NUMBER 11-06, (AS RECORDED O.R.B. 20130, PAGE 352, PALM BEACH COUNTY) BY THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 2; THENCE S00°00'12"E, ALONG THE EAST LINE OF SAID BLOCK 2, 224.65 FEET; THENCE N89°17'05"W, ALONG THE NORTH LINE OF THE SOUTH 24.97 FEET OF SAID LOT 12, BLOCK 2, 132.55 FEET; THENCE N00°00'13"W, 24.95 FEET; THENCE S89°59'48"W, 8.00 FEET; THENCE N00°00'13"W, ALONG THE CENTERLINE OF SAID ALLEY, 99.86 FEET; THENCE N89°17'05"W, ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT 6, BLOCK 2, 133.19 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY, SAID RIGHT-OF-WAY LINE BASED ON A TAKING, RECORDED AT OFFICIAL RECORD BOOK 177, PAGE 108, PALM BEACH COUNTY, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1,837.26 FEET, RADIAL BEARING TO SAID POINT BEING N88°51'55"W AND A CENTRAL ANGLE OF 03°06'57"; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, 99.92 FEET; THENCE S89°17'05"E, ALONG THE NORTH LINE OF SAID LOTS 7 AND 16, 269.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 44,484 SQUARE FEET (1.0213 ACRES) MORE OR LESS. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE "ATLANTICA DELRAY PLAT" AND FURTHER DEDICATES AS FOLLOWS:

- 1. PARCEL A AND LOTS 1 THROUGH 8, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.**
- 2. SIDEWALK EASEMENT**  
THE SIDEWALK EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR SIDEWALK PURPOSES.
- 3. DRAINAGE EASEMENT**  
THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO ATLANTICA DELRAY PROPERTY OWNERS ASSOCIATION, INC., AND ATLANTICA DELRAY CONDOMINIUM ASSOCIATION FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ATLANTICA DELRAY PROPERTY OWNERS ASSOCIATION, INC. AND ATLANTICA DELRAY CONDOMINIUM ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY, FLORIDA.
- 4. WATER EASEMENT**  
THE WATER EASEMENT AS SHOWN HEREON IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER MAINS.
- 5. FLORIDA POWER & LIGHT EASEMENT**  
THE FLORIDA POWER & LIGHT EASEMENT AS SHOWN HEREON IS HERE BY DEDICATED TO FLORIDA POWER & LIGHT FOR PROPER PURPOSES.
- 6. GENERAL UTILITY EASEMENT**  
THE GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH AND TO PRIVATE AND PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION SYSTEMS, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 RECORDS BOOK 18001 AT PAGE 0853 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 PRESIDENT/CHIEF EXECUTIVE OFFICER AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, 10 DAY OF OCTOBER 2006.

WITNESS: [Signature]  
PRINT NAME: GERALD ZYMER

WITNESS: [Signature]  
PRINT NAME: RICHARD GROW

METRO BANK OF DADE COUNTY  
BY: [Signature]  
PRINT NAME: CHARLES E. BRIER  
PRINT TITLE: PRESIDENT/CHIEF EXECUTIVE OFFICER

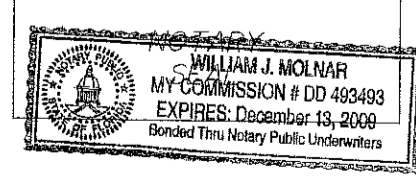
### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED CHARLES E. BRIER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/CHIEF EXECUTIVE OFFICER OF METRO BANK OF DADE COUNTY 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 10 DAY OF OCTOBER 2006.

MY COMMISSION EXPIRES: 12/13/09



[Signature]  
NOTARY PUBLIC  
WILLIAM J. MOLNAR  
PRINT NAME

### TITLE CERTIFICATION

I, ROBERT S. FORMAN, 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 HEREON DESCRIBED PROPERTY IS VESTED TO LMC DEVELOPMENT DELRAY LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE ONLY MORTGAGE OF RECORD IS THAT CERTAIN MORTGAGE, TO METRO BANK OF DADE COUNTY; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED HEREON.

DATED: 10/24/06

[Signature]  
ROBERT S. FORMAN  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### CITY APPROVAL

THIS PLAT OF "ATLANTICA DELRAY PLAT", AS APPROVED ON THE 17th DAY OF October, A.D. 2006, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: [Signature]

ATTEST: [Signature]  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]  
DIRECTOR OF PLANNING AND ZONING

[Signature]  
CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature]  
CITY OF DELRAY BEACH FIRE MARSHAL

[Signature]  
DIRECTOR OF ENVIRONMENTAL SERVICES

### 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 ATLANTICA DELRAY PLAT, 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.

DATED: 10/27/06

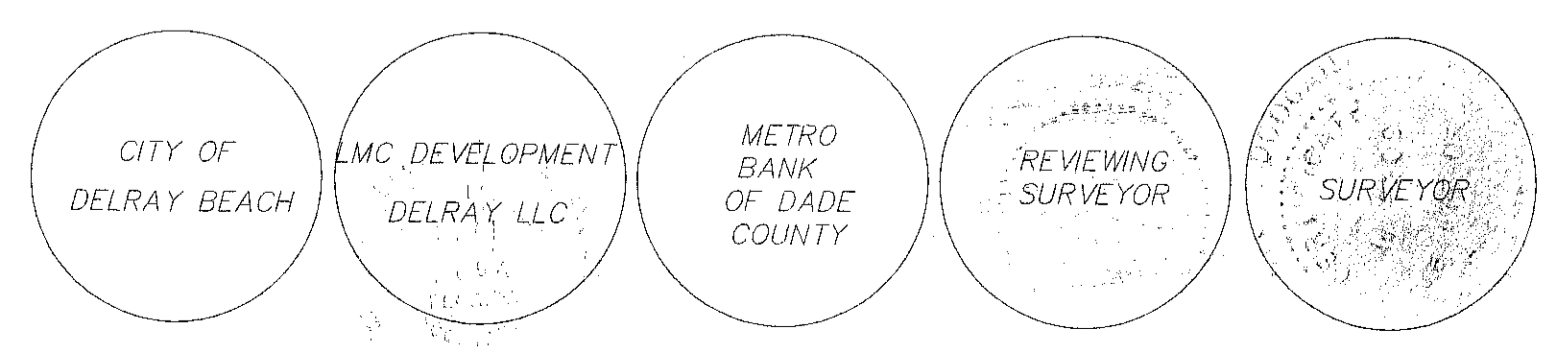
[Signature]  
PAUL D. ENGE, P.S.M.  
FLORIDA REGISTRATION NO. 5708  
O'BRIEN, SUITER AND O'BRIEN  
L.B. NO. 0353

### 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") 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.

DATED: 10/25/06

[Signature]  
JOHN T. DOOGAN, P.L.S.  
FLORIDA REGISTRATION NO. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300



IN WITNESS WHEREOF, THE ABOVE NAMED LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF October 2006.

WITNESS: [Signature]  
PRINT NAME: ERNEST SCHINDLER

WITNESS: [Signature]  
PRINT NAME: MICHAEL SPIEDVOGEL

LMC DEVELOPMENT DELRAY LLC LICENSED TO DO BUSINESS IN FLORIDA  
BY: [Signature]  
GARY J. RITO  
PRESIDENT

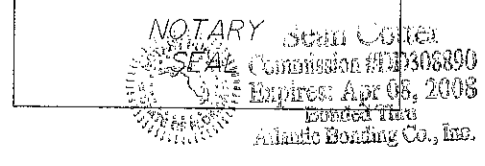
### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED GARY J. RITO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LMC DEVELOPMENT DELRAY LLC, 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 25th DAY OF OCTOBER 2006.

MY COMMISSION EXPIRES:



[Signature]  
NOTARY PUBLIC  
SEAN COTTER  
PRINT NAME