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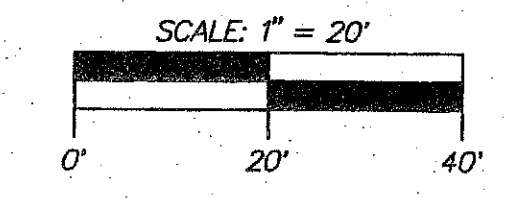
43

TROPIC CAY

BEING A REPLAT OF LOTS 11 THROUGH 19, BLOCK 35 AND A PORTION OF THE ABANDONED ROAD RIGHT OF WAY FOR FREDERICK BOULEVARD, DEL-RATON PARK (PLAT BOOK 14, PAGES 9 AND 10), BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JULY 2005
SHEET 1 OF 1

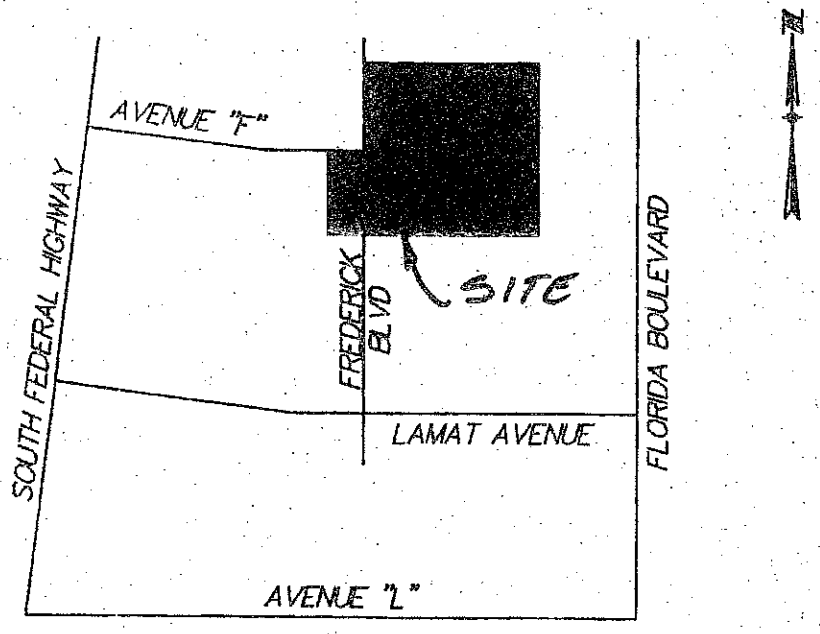
00012-094



LEGEND:
CL = CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (4"X4" CONCRETE MONUMENT STAMPED "PRM LB 353")

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT AM
THIS 11 DAY OF JANUARY
2007, AND DULY RECORDED IN PLAT BOOK NO. 109 ON PAGE 43
BY Nichelle Jones D.C.



LOCATION MAP
NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT F.P. DINO & ASSOCIATES, INC. A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOTS 11 THROUGH 19, BLOCK 35 AND A PORTION OF THE ABANDONED ROAD RIGHT OF WAY FOR FREDERICK BOULEVARD, DEL-RATON PARK (PLAT BOOK 14, PAGES 9-10), BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TROPIC CAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11 THROUGH 19, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH:

A SIXTY-FOOT RIGHT OF WAY, LYING EAST OF LOTS 16 THROUGH 22, BLOCK 24, AND WEST OF LOTS 13 THROUGH 19, BLOCK 25, BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF AVENUE "F", AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH PROPERTY LINE OF LOT 16, BLOCK 24, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 36,364 SQUARE FEET OR 0.83 ACRE MORE OR LESS.

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

LOTS 1 THROUGH 8 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TROPIC CAY HOMEOWNERS ASSOCIATION FOR INGRESS-EGRESS AND OTHER ITEMS NOT INCONSISTENT WITH THIS DEDICATION.

THE GENERAL UTILITY EASEMENT IS MADE 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 ON AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS WITH THE MAINTENANCE OBLIGATION BY THE TROPIC CAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE ON THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION 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 5th DAY OF JANUARY, 2006.

F.P. DINO & ASSOCIATES, INC.
A FLORIDA CORPORATION

WITNESS: Brett E. Foster BY: Frank P. Dino
Brett E. Foster NAME: Frank P. Dino
PRESIDENT

WITNESS: Binca Dino
Binca Dino

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK P. DINO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF F.P. DINO & ASSOCIATES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 OFFICIAL THIS 5th DAY OF JANUARY 2006

MY COMMISSION EXPIRES: 1/6/08

Jeremiah H. Crooke
NOTARY PUBLIC
NAME: JEREMIAH H. CROOKE
COMMISSION NO.: 00279413

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEPHEN F. GOLDBERG, DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE VESTED TO F.P. DINO & ASSOCIATES, INC.; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/26/06

Stephen F. Goldberg
NAME: STEPHEN F. GOLDBERG
ATTORNEY, STATE OF FLORIDA

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 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 18818 PAGE 1575 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 AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF DECEMBER 2006.

COMMERCE BANK F/K/A/
PALM BEACH COUNTY BANK

WITNESS: Harry Provenzano
NAME: HARRY PROVENZANO

BY: Robert H. Santon
NAME: ROBERT H. SANTON
TITLE: VICE PRESIDENT

WITNESS: Salem Brad
NAME: SALEM BRAD

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ROBERT H. SANTON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF COMMERCE BANK 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 8 DAY OF December 2006.

MY COMMISSION EXPIRES: Nov 7, 2008 BY: Wayne W. Hart
NAME: WAYNE W. HART
NOTARY PUBLIC

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 11 BLOCK 35 HAVING AN ASSUMED BEARING OF N90°00'00"E.

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 THIS COUNTY.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483. (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:

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.

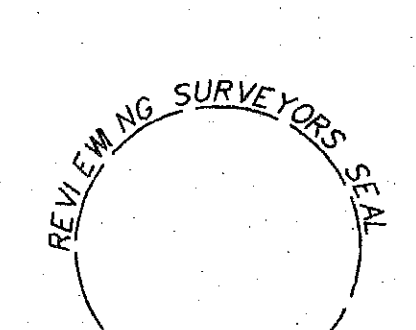
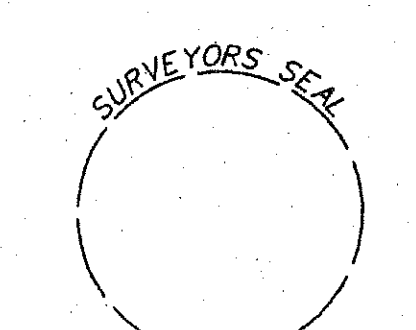
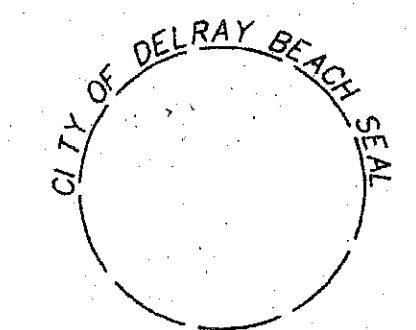
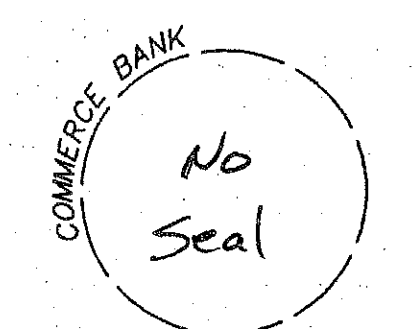
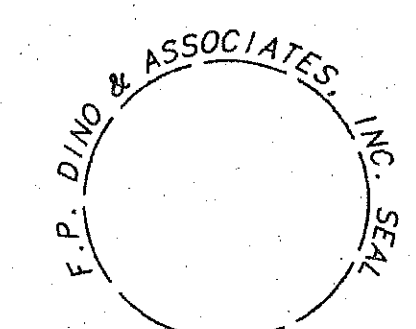
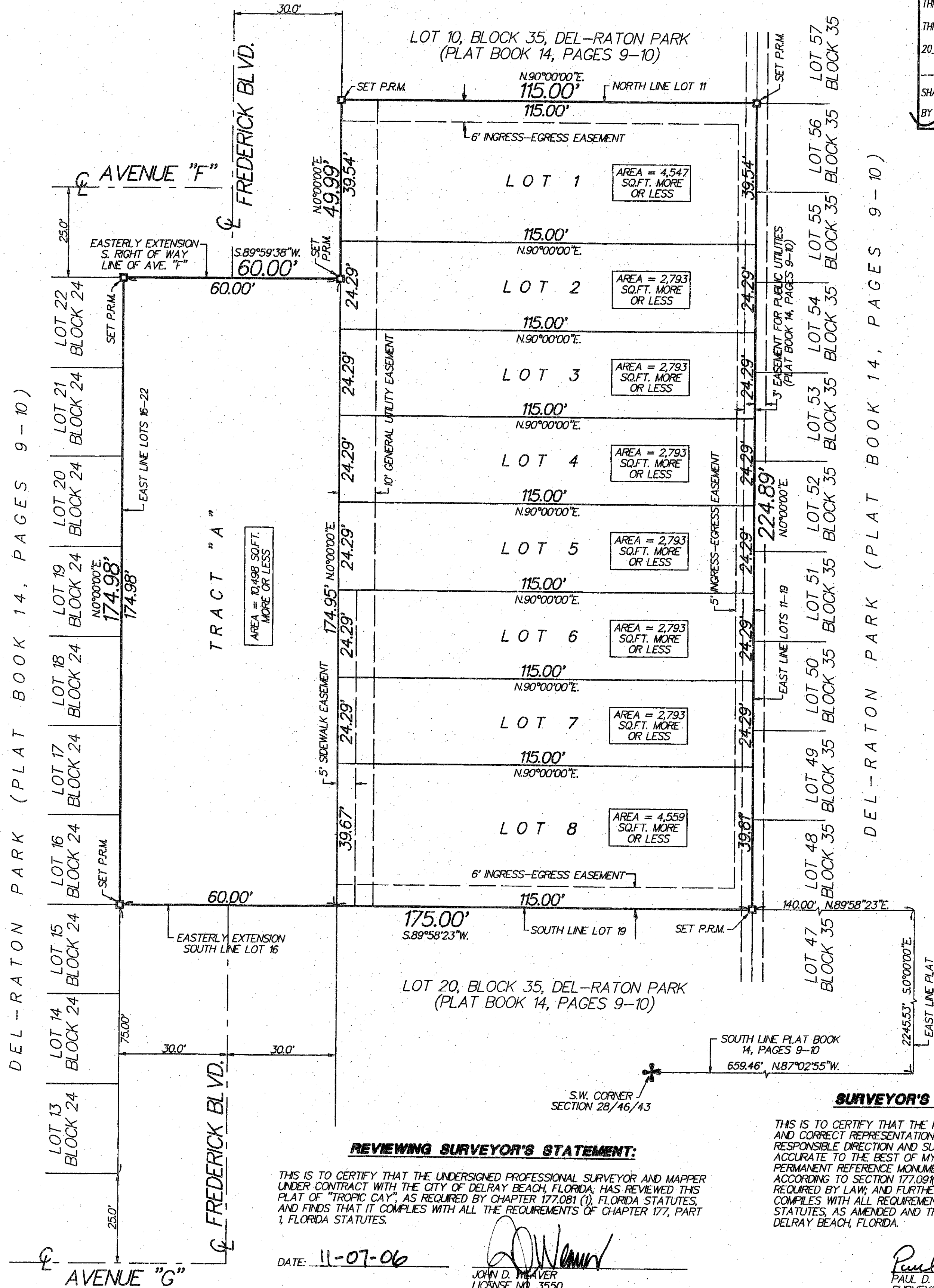
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

CITY APPROVAL:

THIS PLAT OF "TROPIC CAY" AS APPROVED ON THE 11th DAY OF NOVEMBER, A.D. 2006, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: Jeff Perlman ATTEST: Chevelle Nubin
CITY CLERK: Chevelle Nubin
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Doherty
DIRECTOR OF PLANNING AND ZONING

Randall H. Kujawa CHAIRPERSON PLANNING AND ZONING BOARD
CITY ENGINEER
Paul Doherty FIRE MARSHAL



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 THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.09(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, 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 "TROPIC CAY" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 11-07-06

John D. Weaver
JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLEN WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

Paul D. Engle 11/9/06
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLITER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353