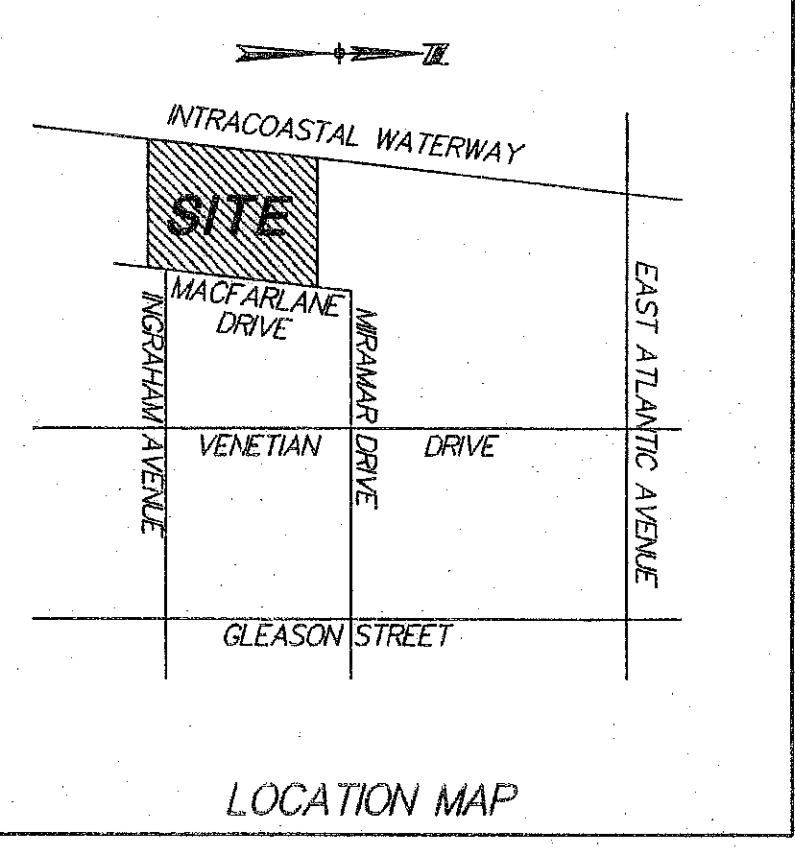


COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 10:34 AM
THIS 3 DAY OF October
2007, AND DULY RECORDED IN PLAT BOOK NO.
110 ON PAGE 151-152
SHARON R. BOCK, CLERK OF CIRCUIT COURT
AND COMPTROLLER
BY *[Signature]* D.C.



YACHT CLUB AT DELRAY BEACH

BEING A REPLAT OF LOT 1, DELRAY BEACH YACHT CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 11 AND 12, (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
MAY 2006

00012-101

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE YACHT CLUB AT DELRAY BEACH, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOT 1, DELRAY BEACH YACHT CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 11 AND 12 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, DELRAY BEACH YACHT CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 11 AND 12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 143,584 SQUARE FEET OR 3.30 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "YACHT CLUB AT DELRAY BEACH" AND HEREBY DEDICATES AS FOLLOWS:

LOTS 1 AND 2 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 CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT RIGHT OF WAY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE YACHT CLUB AT DELRAY BEACH CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE GENERAL UTILITY EASEMENT AS SHOWN HEREON IS HEREBY 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, GAS, TELEPHONE OR OTHER PUBLIC FACILITY.

THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS A NON EXCLUSIVE EASEMENT, IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF July, 2007.

THE YACHT CLUB AT DELRAY BEACH, LLLP
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS: *[Signature]* BY: *[Signature]*
NAME: *[Signature]*
MANAGER
WITNESS: *[Signature]*

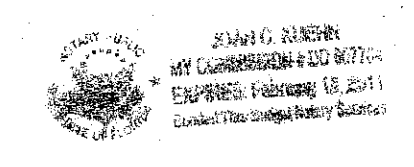
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Jason Markoff*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Attorney License* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF YACHT CLUB AT DELRAY BEACH, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND OFFICIAL THIS 31st DAY OF July, 2007.

MY COMMISSION EXPIRES:



Jason C. Kuehn
NOTARY PUBLIC
NAME: *Jason C. Kuehn*
COMMISSION NO.:

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Jason Markoff*, 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 TO YACHT CLUB AT DELRAY BEACH, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD NOR TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE PLAT SHOWN HEREON.

DATE: 8/29/07

[Signature]
NAME:
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 WAS RECORDED ON DECEMBER 8, 2004 IN OFFICIAL RECORD BOOK 19772 PAGE 0784 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF July, 2007.

ORION BANK

WITNESS: *[Signature]* BY: *[Signature]*
NAME: *[Signature]*
VICE PRESIDENT
WITNESS: *[Signature]*
NAME:

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.

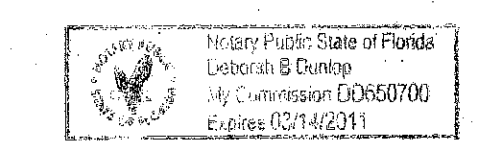
ACKNOWLEDGMENT

STATE OF FLORIDA:

COUNTY OF PALM BEACH:
BEFORE ME PERSONALLY APPEARED *Robert Kampay* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *N/A* AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ORION BANK, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF July, 2007.

MY COMMISSION EXPIRES: BY: *[Signature]*
NAME:
NOTARY PUBLIC
COMMISSION NUMBER:



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 "YACHT CLUB AT DELRAY BEACH", 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: 8-20-07

[Signature]
DAVID P. LINDLEY
LICENSE NO. 5005
STATE OF FLORIDA
CAULFIELD WHEELER, INC.
CERTIFICATE OF AUTHORIZATION #LB 3591

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. 177.09(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] 7/16/07
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

CITY APPROVAL:

THIS PLAT OF "YACHT CLUB AT DELRAY BEACH" AS APPROVED ON THE DAY OF June, A.D. 2007, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: *[Signature]*
MAYOR: CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] *[Signature]*
DIRECTOR OF PLANNING AND ZONING CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature] *[Signature]*
CITY ENGINEER FIRE MARSHAL

