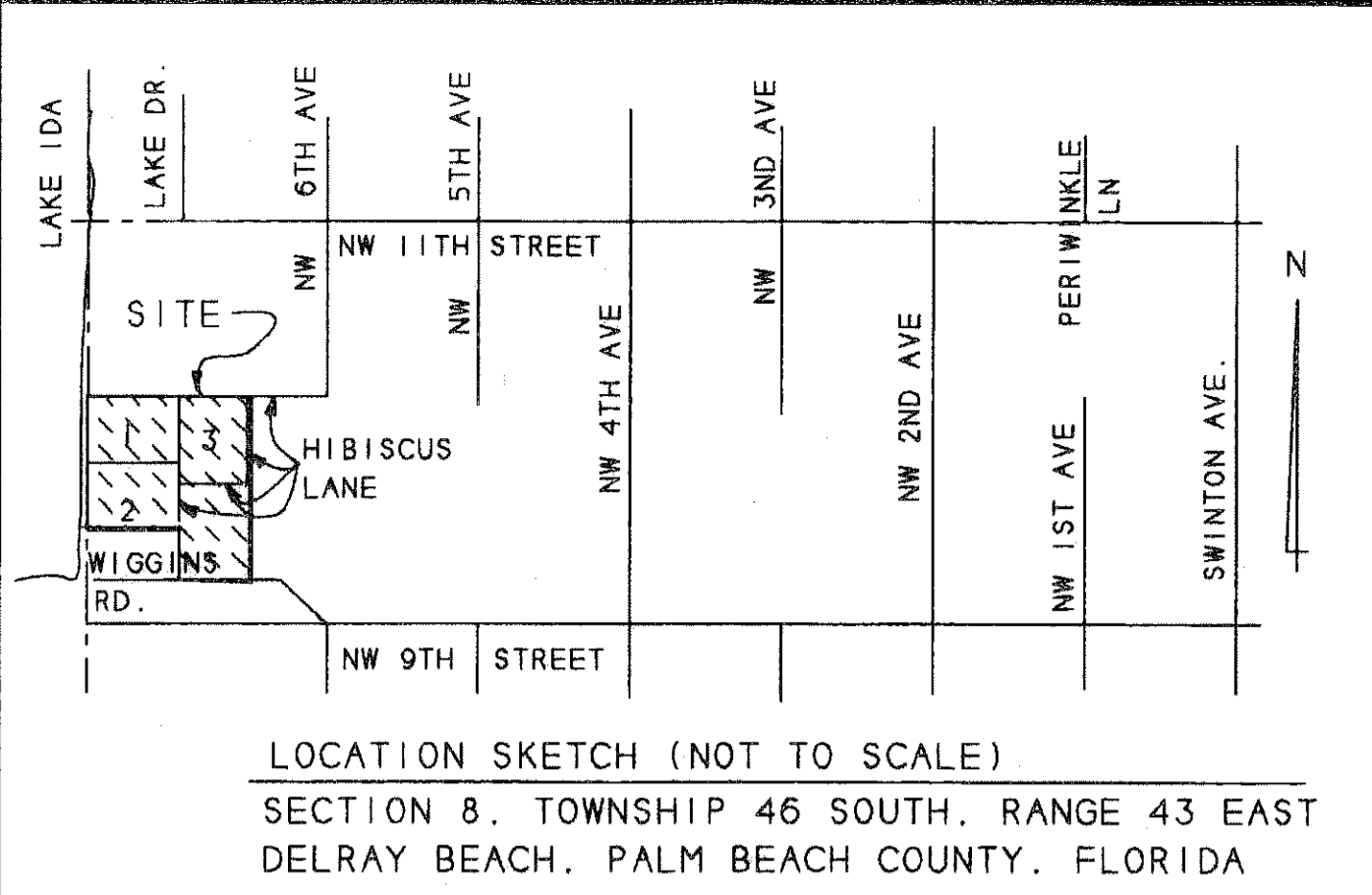


HIBISCUS LAKE ESTATES

A REPLAT OF A PORTION OF LOT 2, SECTION 8, SUBDIVISION OF TOWNSHIPS 45 AND 46 AS RECORDED IN PLAT BOOK 1, PAGE 4, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

JANUARY, 2008



COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 THIS PLAT WAS FILED FOR
 RECORD AT 1:30 PM, THIS 17 DAY OF
 APRIL, 2008
 AND DULY RECORDED IN PLAT
 BOOK 111, ON PAGE 56-57
 SHARON R. BOCK, CLERK AND
 COMPTROLLER.
 BY *Michelle Lopez*

PREPARED BY: BURLISON A. GENTRY, PSM NO. 2580
 GENTRY ENGINEERING AND LAND SURVEYING, INC.
 P.O. BOX 83 2101, DELRAY BEACH, FLORIDA

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES MAY 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.

TITLE CERTIFICATION:
 STATE OF FLORIDA:
 COUNTY OF PALM BEACH: I, THOMAS WOOLEY, JR. A DULY LICENSED TITLE INSURANCE AGENT IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I FIND TITLE TO BE VESTED IN SIGNATURE BUILDERS GROUP, LLC, AND THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS ENCUMBERED BY MORTGAGES AS SHOWN HEREON AND ARE CORRECT AS SHOWN AND THE PROPERTY IS ENCUMBERED BY EASEMENTS AS SHOWN HEREON, WHICH DO NOT PREVENT THE CREATION OF THIS PLAT.

[Signature]
 THOMAS WOOLEY, JR.
 #166163

CITY APPROVALS:
 THIS PLAT OF HIBISCUS LAKE ESTATES, WAS APPROVED ON THE 15th DAY OF April, 2008, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST
[Signature]
 Vice Mayor
[Signature]
 Yanelda S. Hawkins, Acting Deputy
 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

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 HIBISCUS LAKE ESTATES AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 3/3/08
[Signature]
 PAUL D. ENBLE
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5708
 STATE OF FLORIDA
 OBRIEN, SUITER AND OBRIEN
 CERTIFICATE OF AUTHORIZATION LB NO. 353

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 (PRMS) AND PERMANENT CONTROL POINTS (PCPS) 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 THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
 BURLISON A. GENTRY, REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 2580, LB# 2322
 STATE OF FLORIDA.

DEDICATION:
 STATE OF FLORIDA:
 COUNTY OF PALM BEACH:

KNOW ALL MEN BY THESE PRESENTS THAT SIGNATURE BUILDERS GROUP, LLC IS THE OWNER OF THE LAND SHOWN HEREON BEING A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LOTS 1 THROUGH 4 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, SHOWN HEREON AS HIBISCUS LAKE ESTATES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST ONE QUARTER OF LOT 2, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 4, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING:

THE EAST 325 FEET AND LESS: THE SOUTH 135 FEET OF THE WEST 240 FEET AND LESS THE FOLLOWING DESCRIBED PARCEL:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2: THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED: THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID LOT 2, A DISTANCE OF 42 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 50 FEET; THENCE RUN SOUTHWESTERLY ALONG A LINE FORMED WITH AN ANGLE MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE OF 169 25'00", A DISTANCE OF 54.24 FEET TO A POINT IN A LINE 325 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST ONE QUARTER OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S 89 52'58" W, ALONG THE SOUTH LINE OF SAID LOT 2, 103.35 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 15 FEET OF THE WEST 150 FEET OF THE EAST 325 FEET OF THE SOUTHWEST QUARTER OF SAID LOT 2 AND TOGETHER WITH A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF THE NORTH 125 FEET OF THE EAST 175 FEET OF THE SOUTHWEST QUARTER OF LOT 2 AND A INGRESS AND EGRESS EASEMENT OVER THE EAST 25 FEET OF THE NORTH HALF OF THE WEST HALF OF LOT 2, AS RECORDED IN OFFICIAL RECORD BOOK 1647, PAGE 1582, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- ALL 12 FOOT WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES FOR WATER AND SEWER MAINS.
- TRACT A, INGRESS, EGRESS, DRAINAGE AND UTILITY TRACTS ARE DEDICATED TO THE HIBISCUS LAKE ESTATES HOMEOWNERS ASSOCIATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION AND THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACTS.
- THE DRAINAGE EASEMENTS ARE DEDICATED TO THE HIBISCUS LAKE ESTATES HOME OWNERS ASSOCIATION TO SATISFY STORM DRAINAGE RETENTION REQUIREMENT WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- GENERAL UTILITY (G.U.) EASEMENTS ARE 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.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3 DAY OF APRIL, 2008 A.D.

WITNESS
[Signature]
 WITNESS
[Signature]

ACKNOWLEDGEMENT:
 STATE OF FLORIDA:
 COUNTY OF PALM BEACH:

BEFORE ME PERSONALLY APPEARED PHILIP COLNON, TO ME WELL KNOWN AND KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNER OF SIGNATURE BUILDERS GROUP, LLC, A CORPORATION, HAND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT PHILIP COLNON 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 SEAL THIS 3 DAY OF APRIL, 2008.

[Signature]
 ANDREA HATHCOCK
 PRINT NAME
 COMMISSION #
 DD-713044
 EXPIRES: OCTOBER 16, 2011

[Signature]
 NOTARY PUBLIC STATE OF FLORIDA

