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**PERIMETER**  
**SURVEYING & MAPPING**  
 Prepared by: Jeff S. Hodapp, P.S.M.  
 Certificate of Authorization No. LB7264  
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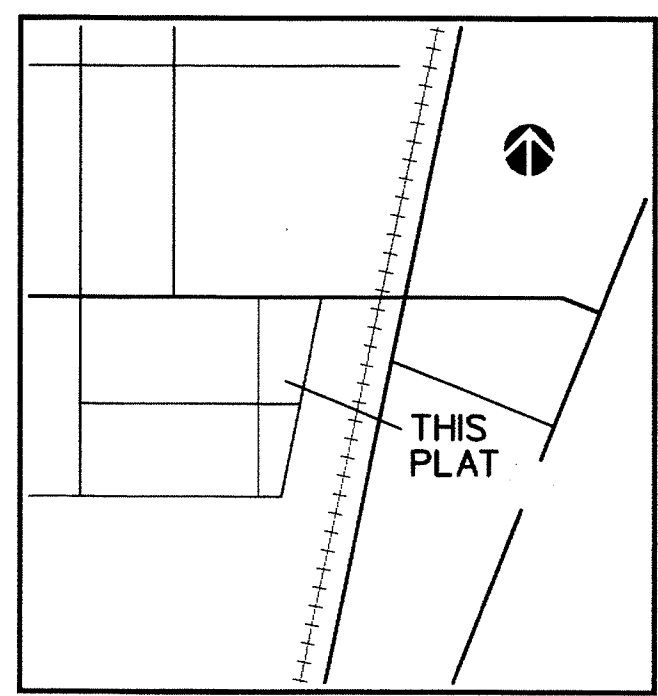
# GULFSTREAM VILLAS AT HERITAGE LANDINGS

## A REPLAT OF ALL OF LOTS 101, 102, 103, 104, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, AND TRACTS A AND B, "GULF STREAM VILLAS", (P.B. 107, PGS. 117-118, P.B.C.R.), SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

**MAY, 2013**

13

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT 3:12 pm  
 THIS 10 DAY OF May 2013, AND DULY RECORDED IN PLAT BOOK 117, 118 PAGES 117 THROUGH 118 THROUGH SHARON R. BOCK, CLERK AND COMPTROLLER  
 BY: *M. arban* DC



**SHEET 1 OF 2**



**DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING ALL OF LOTS 101, 102, 103, 104, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, AND TRACTS A AND B, "GULF STREAM VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 117 AND 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 1.312 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "GULFSTREAM VILLAS AT HERITAGE LANDINGS" AND FURTHER DEDICATES AS FOLLOWS:

- TRACTS B-1 AND B-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GULFSTREAM VILLAS AT HERITAGE LANDINGS HOMEOWNERS' ASSOCIATION INC., AS COMMON AREA/OPEN SPACE, FOR DRAINAGE, LANDSCAPING AND LANDSCAPING MAINTENANCE, AND DESIGNATED PRIVATE PARKING; TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, THEIR SUCCESSORS IN TITLE, HEIRS, OR ASSIGNS.
- LOTS 1 THROUGH 15, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE GENERAL UTILITY EASEMENTS (G.U.E.S) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE OR TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES; SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR SIDEWALK AND RELATED PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO GULFSTREAM VILLAS AT HERITAGE LANDINGS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED D.R. HORTON, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30th DAY OF May, 2013.

D.R. HORTON, INC.  
 A DELAWARE CORPORATION  
 BY: *Rafael J. Roca*  
 RAFAEL J. ROCA, VICE PRESIDENT  
 WITNESS: *Paul Herman*  
 PRINT NAME: Paul Herman  
 WITNESS: *Gregory Jason Pettibon*  
 PRINT NAME: Gregory Jason Pettibon

**HOMEOWNERS' ASSOCIATION ACCEPTANCE**

STATE OF FLORIDA } SS  
 COUNTY OF PALM BEACH }  
 GULFSTREAM VILLAS AT HERITAGE LANDINGS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30th DAY OF May, 2013.

GULFSTREAM VILLAS AT HERITAGE LANDINGS HOMEOWNERS' ASSOCIATION, INC.  
 A FLORIDA CORPORATION, NOT FOR PROFIT  
 BY: *Karl Albertson*  
 KARL ALBERTSON, VICE PRESIDENT  
 WITNESS: *Velvet Fox*  
 PRINT NAME: Velvet Fox  
 WITNESS: *Paul Herman*  
 PRINT NAME: Paul Herman

**ACKNOWLEDGEMENT**

STATE OF FLORIDA } SS  
 COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED KARL ALBERTSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GULFSTREAM VILLAS AT HERITAGE LANDINGS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 IS 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 30th DAY OF May, 2013.

MY COMMISSION EXPIRES: 9-3-16 NOTARY PUBLIC  
*Lindsay A. Barreiro*  
 LINDSAY A. BARREIRO

**TABULAR DATA**

LOTS 1-15	33,392 SF
TRACT B-1	5,882 SF
TRACT B-2	17,866 SF
TOTAL	57,140 SF

**CITY OF DELRAY BEACH APPROVAL OF PLAT**

STATE OF FLORIDA } SS  
 COUNTY OF PALM BEACH }  
 THIS PLAT OF "GULFSTREAM VILLAS AT HERITAGE LANDINGS", AS APPROVED ON THE DAY OF May 2013 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.  
 ATTEST: *Shantel D. Nabari*  
 SHANTEL D. NABARI, CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
*Paul Dorley*  
 DIRECTOR OF PLANNING & ZONING  
*Russell D. Rufford*  
 CITY ENGINEER  
*Shantel D. Nabari*  
 CHAIRPERSON PLANNING & ZONING BOARD  
*J. Rufford*  
 FIRE MARSHAL

**REVIEWING SURVEYOR'S STATEMENT**

STATE OF FLORIDA } SS  
 COUNTY OF PALM BEACH }  
 THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.  
 DATE: 6-3-13  
 DAVID PAUL LINDLEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NO. LS 5005  
 STATE OF FLORIDA  
 CAULFIELD & WHEELER, INC. LB #3591

**TITLE CERTIFICATION**

STATE OF FLORIDA } SS  
 COUNTY OF PALM BEACH }  
 I, James Mancuso, 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 D.R. HORTON, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
 DATE: 5/31/2013 BY: *James Mancuso*  
 JAMES MANCUSO, ATTORNEY AT LAW  
 MEMBER OF THE FLORIDA BAR

**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WEBB AVENUE HAVING A BEARING OF SOUTH 07°54'53" WEST, AS SHOWN ON SAID "GULF STREAM VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 117 AND 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 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.

**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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS 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.

DATE: 5-29-2013  
 JEFF S. HODAPP,  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

GULFSTREAM VILLAS AT HERITAGE LANDINGS HOMEOWNERS' ASSOCIATION, INC. REVIEWING SURVEYOR CITY OF DELRAY BEACH SURVEYOR

D.R. HORTON, INC. NOTARY D.R. HORTON, INC.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA } SS  
 COUNTY OF PALM BEACH }  
 BEFORE ME PERSONALLY APPEARED RAFAEL J. ROCA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, 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 CORPORATION SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
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MY COMMISSION EXPIRES: 9-3-16 NOTARY PUBLIC  
*Lindsay A. Barreiro*  
 LINDSAY A. BARREIRO

