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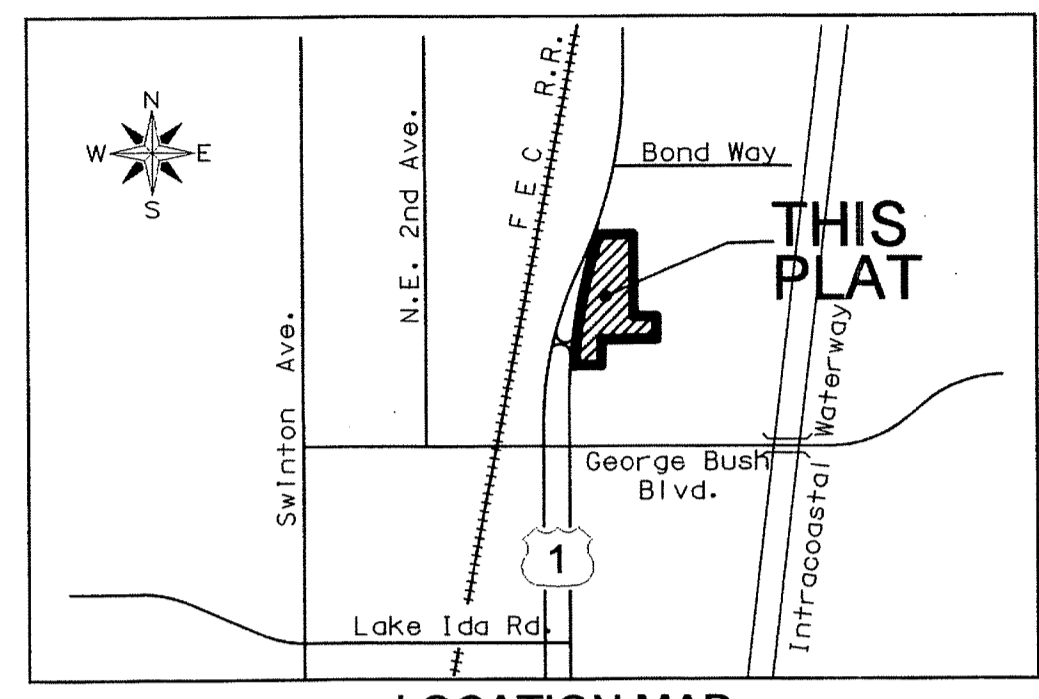
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PERIMETER SURVEYING & MAPPING
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ST. GEORGE

A REPLAT OF ALL OF PARCEL "B", "COURT YARDS AT MARTEL ARMS" (P.B. 103, PGS. 121&122, P.B.C.R.)
TOGETHER WITH A PORTION OF LOTS 8 AND 9 BLOCK 2 AND THE WEST ONE-HALF OF THE 16' ALLEY RIGHT-OF-WAY
ABANDONED PER O.R.B. 3769, PG. 1869, P.B.C.R., ALL OF "SOPHIA FREY SUBDIVISION" (P.B. 4, PG. 37, P.B.C.R.)
TOGETHER WITH A PORTION OF LOT 4, "PLAT OF SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST"
(P.B. 8, PG. 40, P.B.C.R.) IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
DECEMBER, 2014

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:15 AM
THIS 12th DAY OF February
2015 AND DULY RECORDED
IN PLAT BOOK 119 ON PAGES
77 THROUGH 78
SHARON R. BOCK, CLERK AND
COMPTROLLER
BY: *Sharon R. Bock*



TABULAR DATA

TRACT A	30362 SF
TRACT B	9438 SF
TRACT C	412 SF
TRACT D	651 SF
LOTS 1-37	98465 SF
TOTAL	139328 SF

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KH SANDCASTLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF ALL OF PARCEL "B", "COURT YARDS AT MARTEL ARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103 AT PAGES 121 AND 122 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 8 AND 9 BLOCK 2 AND THE WEST ONE-HALF OF THE 16.00 FOOT ALLEY RIGHT-OF-WAY ABANDONED PER OFFICIAL RECORDS BOOK 3769, PAGE 1869 OF SAID PUBLIC RECORDS, ALL OF "SOPHIA FREY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 37 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF LOT 4, "PLAT OF SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 40 OF SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°56'21" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 165.39 FEET; THENCE SOUTH 00°49'23" EAST, ALONG THE CENTERLINE OF SAID 16.00 FOOT ALLEY, A DISTANCE OF 99.78 FEET; THENCE SOUTH 89°57'39" WEST, ALONG THE SOUTH LINE AND EASTERLY EXTENSION THEREOF, OF SAID LOT 8, A DISTANCE OF 128.56 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 86°27'05" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, HAVING A RADIUS OF 1837.26 FEET AND A CENTRAL ANGLE OF 11°54'30", A DISTANCE OF 381.86 FEET; THENCE NORTH 15°24'53" EAST, ALONG A NON-TANGENT LINE, ALSO BEING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 237.08 FEET; THENCE SOUTH 89°52'33" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 159.97 FEET; THENCE SOUTH 00°45'00" EAST, ALONG THE EASTERLY EXTENSION OF THE CENTERLINE OF NORTH EAST 7TH AVENUE, AS SHOWN ON SAID "SOPHIA FREY SUBDIVISION", A DISTANCE OF 404.15 FEET; THENCE NORTH 89°56'28" EAST, ALONG THE NORTH LINE OF SAID PARCEL "B", "COURT YARDS AT MARTEL ARMS", A DISTANCE OF 95.78 FEET; THENCE SOUTH 00°03'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 13.05 FEET; THENCE NORTH 89°56'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 23.47 FEET; THENCE SOUTH 00°03'39" EAST, ALONG THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 86.94 FEET; THENCE SOUTH 89°56'21" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 118.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, FLORIDA, AND CONTAIN 3.199 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS ST. GEORGE, AND FURTHER DEDICATED AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. GEORGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR ACCESS AND DRAINAGE PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- LOTS 1 THROUGH 38, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. GEORGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- TRACT C AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ST. GEORGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER AND OPEN SPACE PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO 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 WATER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.
- THE MAINTENANCE, ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ST. GEORGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE, ACCESS AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- THE SEWER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.
- THE DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ST. GEORGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED KH SANDCASTLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 15th DAY OF December, 2014.

WITNESS: *James Mahannah*
PRINT NAME: JAMES MAHANNAH
BY: *Alejandro Gomez*
PRINT NAME: ALEJANDRO GOMEZ, MEMBER

WITNESS: *Jeff S. Hodapp*
PRINT NAME: JEFF S. HODAPP

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED ALEJANDRO GOMEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF KH SANDCASTLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 IS 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 15th DAY OF December, 2014.

MY COMMISSION EXPIRES: NOTARY PUBLIC
#EE 140289
10-23-15
Leslie McCurtin
PRINT NAME: LESLIE MCCURTIN

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THE ST. GEORGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF December, 2014.

WITNESS: *James Mahannah*
PRINT NAME: JAMES MAHANNAH
BY: *Alejandro Gomez*
PRINT NAME: ALEJANDRO GOMEZ, President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED Alejandro Gomez, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE ST. GEORGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 15th DAY OF December, 2014.

MY COMMISSION EXPIRES: NOTARY PUBLIC
#EE 140289
10-23-15
Leslie McCurtin
PRINT NAME: LESLIE MCCURTIN

CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT OF "ST. GEORGE", AS APPROVED ON THE 21st DAY OF October, 2014 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

ATTEST: *Barbara Byrne*
Deputy CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:
Jim Paul 2/5/15
DIRECTOR OF PLANNING & ZONING CHAIRPERSON PLANNING & ZONING BOARD
Ronald K. Kugarsky 2/6/15
CITY ENGINEER FIRE MARSHAL
DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 1/7/15
DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
I, *Henry B. Handler*, 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 KH SANDCASTLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PREHINDER THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: December 23, 2014 BY: *Henry B. Handler*
MEMBER OF THE FLORIDA BAR

NOTES:

- ALL PLAT BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 15°24'53" EAST, ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 1. GRID BEARINGS SHOWN ARE DETERMINED FROM STATE PLANE COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PLAT IS 1.0000481. THE ROTATION FROM STATE PLANE TO PLAT BEARINGS IS 00°47'50" CLOCKWISE.
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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 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: 12-10-2014
JEFF S. HODAPP,
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

