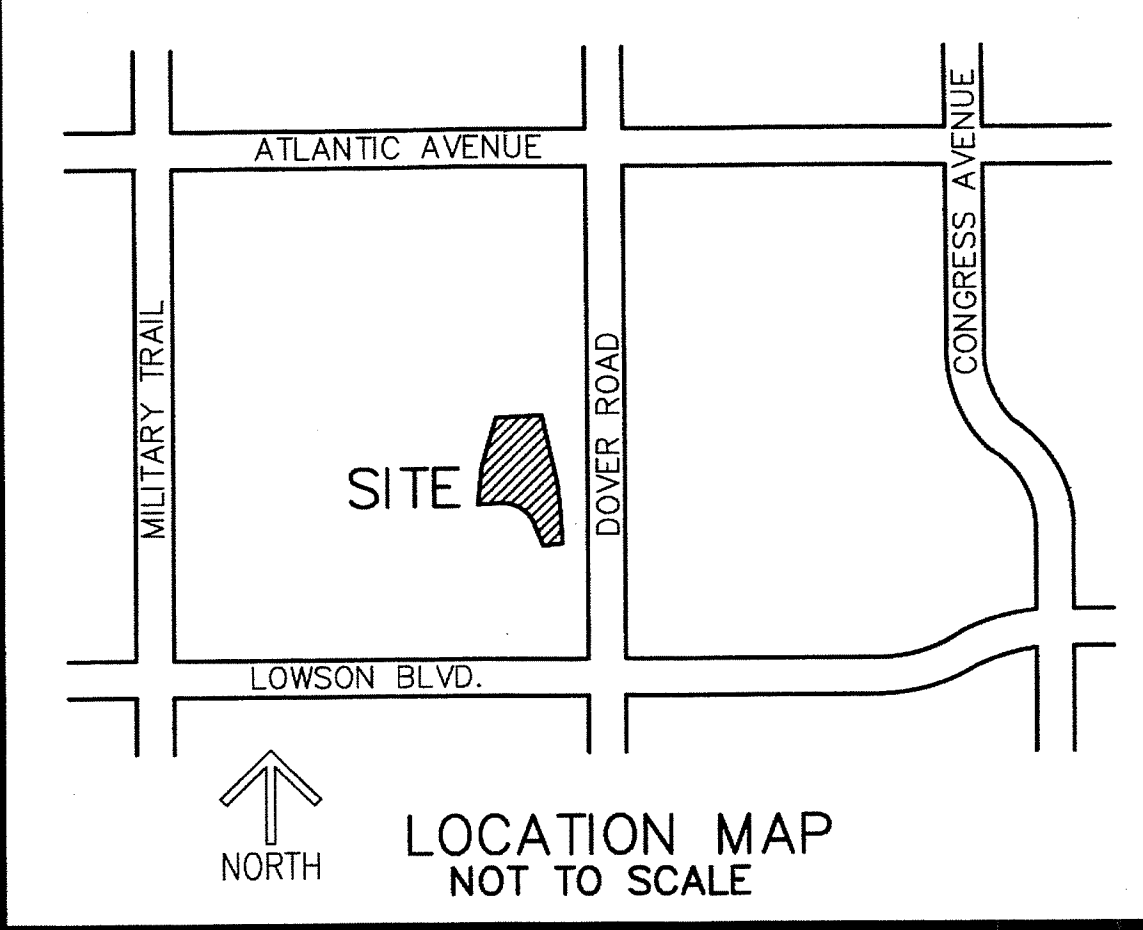


20150165081

HAMLET AT DELRAY BEACH

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SAID LANDS LYING IN SECTION 24, TOWNSHIP 46 SOUTH RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591
DECEMBER - 2014



142

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 6:36 PM
THIS 6th DAY OF FEBRUARY
A.D. 2015 AND WAS RECORDED
IN PLAT 142 AND WAS RECORDED
PAGES 142 THRU 142 ON
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Sharon R. Bock*
DEPUTY CLERK

TABULAR DATA	
TOTAL AREA THIS PLAT	2.187 ACRES
AREA OF RESIDENTIAL PRIVATE STREET TRACT R	0.287 ACRES
AREA OF RESIDENTIAL LOTS 1-5	1.900 ACRES

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000430
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT THE HHC SEAGATE HAMLET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE S.01°20'38"E. ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1810.17 FEET; THENCE S.88°39'22"W., A DISTANCE OF 201.25 FEET TO THE POINT OF BEGINNING; THENCE S.85°45'19"W., A DISTANCE OF 73.98 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF TRACT V, FOX HOLLOW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.22°25'58"W. A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; A CENTRAL ANGLE OF 74°05'12", AN ARC DISTANCE OF 161.63 FEET, THE PREVIOUS TWO COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINES OF SAID TRACT V; THENCE S.86°49'04"W., A DISTANCE OF 76.43 FEET; THENCE N.05°45'04"E., A DISTANCE OF 142.92 FEET; THENCE N.16°17'49"E., A DISTANCE OF 189.28 FEET THENCE N.86°49'04"E., A DISTANCE OF 168.20 FEET; THENCE S.12°37'55"E., A DISTANCE OF 128.03 FEET; THENCE S.05°31'04"E., A DISTANCE OF 88.76 FEET; THENCE S.03°44'10"E., A DISTANCE OF 128.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 95,266 SQUARE FEET/2.187 ACRES, MORE OR LESS
HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE HAMLET AT DELRAY BEACH, AND FURTHER DEDICATES AS FOLLOWS:

- LOT 1 THROUGH 5**
LOTS 1 THROUGH 5 ARE RESERVED BY HHC SEAGATE HAMLET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- PRIVATE STREET**
TRACT R IS HEREBY RESERVED BY HHC SEAGATE HAMLET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID HHC SEAGATE HAMLET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.
- GENERAL UTILITY EASEMENTS:**
GENERAL UTILITY EASEMENTS (G.U.E.) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, 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 UTILITY.

IN WITNESS WHEREOF, THE HHC SEAGATE HAMLET, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF MANAGERS, THIS 25th DAY OF February, 2015.

WITNESS: *Sharon Rex*
PRINT NAME
WITNESS: *David P. Lindley*
PRINT NAME

HHC SEAGATE HAMLET, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *E. Anthony Wilson*
E. ANTHONY WILSON

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED E. Anthony Wilson AS President OF HHC SEAGATE HAMLET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS _____ OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF February, 2015
MY COMMISSION EXPIRES: 1/22/2018
COMMISSION NUMBER: FF085298

Thomas F. Carney, Jr.
NOTARY PUBLIC
PRINT NAME: THOMAS F. CARNEY, JR.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Thomas F. Carney, Jr. 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 HEREON DESCRIBED PROPERTY IS VESTED IN HHC SEAGATE HAMLET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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.

DATED: 25 February 2015
Thomas F. Carney, Jr.
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF HAMLET AT DELRAY BEACH WAS APPROVED ON THE 6th DAY OF February, A.D. 2015 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Greg Stilt MAYOR
ATTEST: *Donna D. Nishi* CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Francis Standa DIRECTOR OF PLANNING & ZONING
Shawn CITY ENGINEER
Jim PLANNING & ZONING BOARD CHAIRPERSON
Jim FIRE MARSHAL

MORTGAGEE'S CONSENT:

STATE OF _____)
COUNTY OF _____)
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 RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2015.

WITNESS: _____ BANK NAME _____ AUTHORIZED TO DO BUSINESS IN FLORIDA
PRINT NAME _____ NAME _____ VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)
BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF _____ A _____ BANK AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2015.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NUMBER: _____ PRINT NAME _____

REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND D MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF HAMLET 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.

DATED: 3/20/2015 *J. Doogan*
JOHN T. DOOGAN
PROFESSIONAL LAND SURVEYOR, REG. #4409
STATE OF FLORIDA
AVIROM & ASSOCIATES, INC.
LB#3300

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- 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.
- BEARINGS RELATIVE TO GRID BEARING OF S01°20'38"E ALONG THE EAST LINE OF THE NORTH ONE-QUARTER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS PUBLISHED BY PALM BEACH COUNTY, FLORIDA.
- "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 PALM BEACH COUNTY.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- REFERENCES TO RECORDED INSTRUMENTS REFER TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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 PERMANENT CONTROL POINTS (C.P.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH 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, FLORIDA.

DATED: 3/25/15 *Dpb*
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

HHC SEAGATE HAMLET, LLC HHC SEAGATE HAMLET, LLC NOTARY MORTGAGEE MORTGAGEE NOTARY CITY OF DELRAY BEACH REVIEWING SURVEYOR SURVEYOR