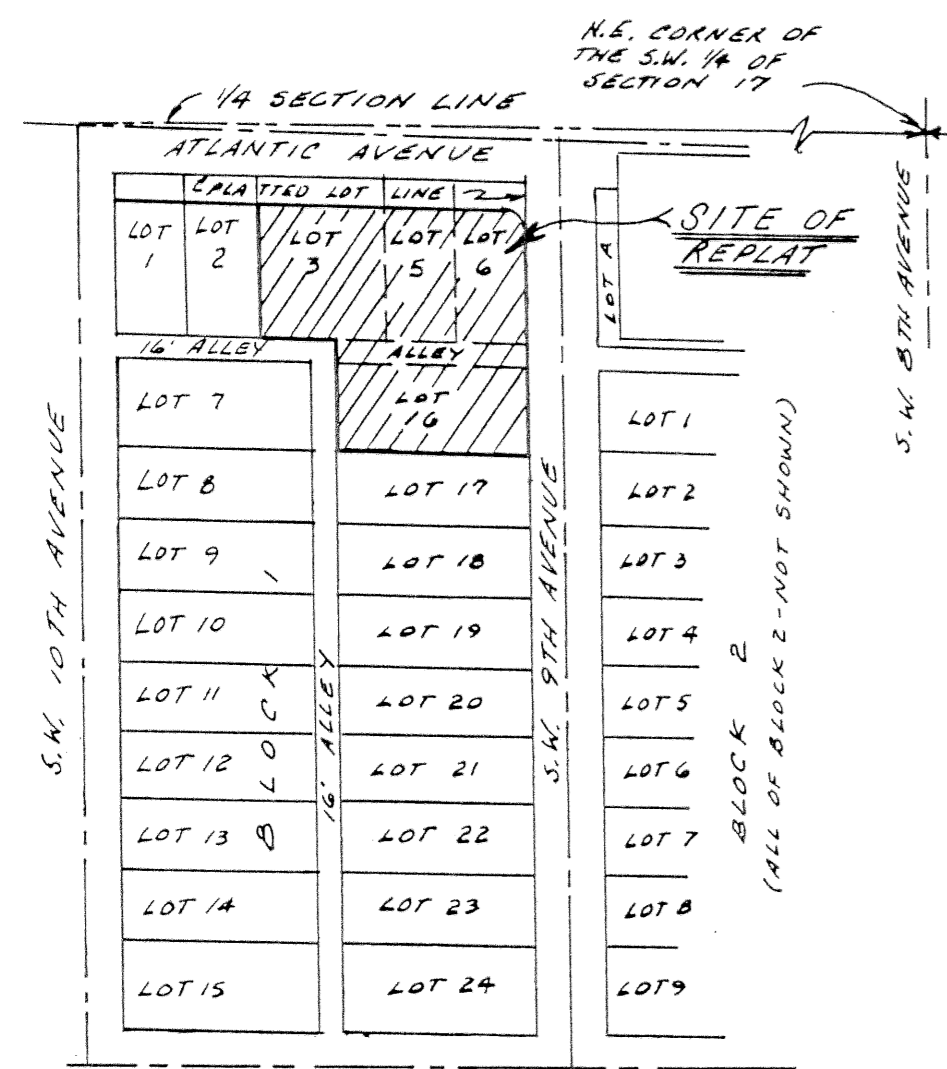


BELAIR HEIGHTS REPLAT

17

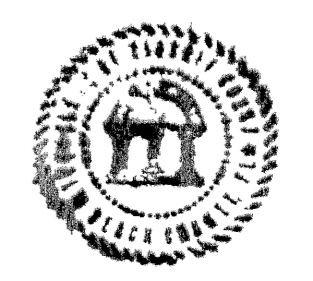


TRACT AREA TABLE	
TRACT "A"	= 345,245 SQUARE FT.
TRACT "B"	= 117,049.35 SQUARE FT.
TRACT "C"	= 10,357.65 SQUARE FT.

BEING A REPLAT OF LOTS 3, 5, 6 AND 16, BLOCK 1 AND THE VACATED ALLEY NORTH OF AND ADJACENT TO SAID LOT 16 (CITY OF DELRAY BEACH RESOLUTION NO. 67-84), BELAIR HEIGHTS, A SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 45, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 20.00 FEET OF SAID LOTS 3, 5 AND 6 AND THE EXTERNAL ARC AREA FORMED BY THE 25.00 FOOT RADIUS AT THE NORTHEAST CORNER OF SAID LOT 6, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST 4, 1993

PREPARED BY: BURLISON A. GENTRY
GENTRY ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 243
DELRAY BEACH, FLORIDA 33447-0243



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:32 A.M.)
this 22nd day of July 19 94)
and duly recorded in Plat Book No. 73)
on page 19)
DOROTHY H. WILKIN, Clerk of Circuit Court)
by Gregory A. Stanley) C.C.

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I. LARRY SCHONE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA,
DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREIN DESCRIBED PROPERTY, THAT I FIND TITLE TO THE PROPERTY VESTED IN GHASSAN KASHOU AND OLGA KASHOU AND THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Larry Schone
LARRY SCHONE, ATTORNEY AT LAW
PERRY & SCHONE, P.A.

CITY APPROVALS:
THIS PLAT OF THE BELAIR HEIGHTS REPLAT WAS APPROVED ON THE 23RD DAY OF NOVEMBER, A.D. 1993 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: Oliver McHugh Hartley
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
David Donahue
DIRECTOR OF PLANNING AND ZONING BOARD
Paul D. Roth
FIRE MARSHAL
W.B. Seaman
DIRECTOR OF ENVIRONMENTAL SERVICES

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THE SKETCH AS SHOWN HEREON REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH CHAPTER 177, AS AMENDED, FLORIDA STATUTES.
DATED AT DELRAY BEACH, FLORIDA, THIS 30TH DAY OF MARCH 1994, A.D.

Burlison A. Gentry
BURLISON A. GENTRY
REGISTERED FLORIDA LAND SURVEYOR
NO. 2580
STATE OF FLORIDA

- SURVEYOR'S NOTES:**
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
 - P.C.P. - INDICATES PERMANENT CONTROL POINT
 - S - INDICATES CENTER LINE
 - R/W - INDICATES RIGHT-OF-WAY
 - Δ - INDICATES DELTA
 - R - INDICATES RADIUS
 - A - INDICATES ARC DISTANCE
 - O - INDICATES P.R.M. (5/8" IRON ROD AND CAP)
 - G.U. - INDICATES GENERAL UTILITY (EASEMENT)
 - - - - - INDICATES NOT TO SCALE
 - P.C. - INDICATES POINT OF CURVE
 - P.T. - INDICATES POINT OF TANGENT
 - - - - - INDICATES G.U. EASEMENT LINE (SHORT DASH)
 - - - - - INDICATES INGRESS - EGRESS EASEMENT LINE (LONG DASH)
 - O.R.B. - INDICATES OFFICIAL RECORD BOOK
 - PG. - INDICATES PAGE
 - BEARINGS ARE REFERENCED TO STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP - SECTION NO. 93550-2601, ROAD NO. S-806, BASE LINE S 89°10'31" E (CENTER LINE OF ATLANTIC AVENUE) ALL BEARINGS ARE RELATED THERETO.
 - THE CITY OF DELRAY BEACH HAS RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
 - 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.
 - BOUNDARY PLAT, EXISTING IMPROVEMENTS NOT SHOWN.
 - THE VACATED ALLEY AS REFERENCED HEREON AS CITY RESOLUTION NO. 67-84, IS RECORDED IN OFFICIAL RECORD BOOK 4372, PAGE 624, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT GHASSAN KASHOU AND OLGA KASHOU ARE THE OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
LOTS 3, 5, 6 AND 16, BLOCK 1 AND THE VACATED ALLEY NORTH OF AND ADJACENT TO SAID LOT 16 (CITY OF DELRAY BEACH RESOLUTION NO. 67-84), BELAIR HEIGHTS, A SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 45, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 20.00 FEET OF SAID LOTS 3, 5 AND 6, AND THE EXTERNAL ARC AREA FORMED BY THE 25.00 FOOT RADIUS AT THE NORTHEAST CORNER OF SAID LOT 6. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE BELAIR HEIGHTS REPLAT AND FURTHER DEDICATES AS FOLLOWS:
TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR ATLANTIC AVENUE AND SHALL BE DESCRIBED AS THE SOUTHERLY 2.00 FEET OF THE NORTHERLY 22.00 FEET OF LOT 3, LOT 5 AND LOT 6, BLOCK 1, BELAIR HEIGHTS, A SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 45, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TRACTS "B" AND "C" ARE HEREBY PLATTED AS SEPARATE TRACTS TO BE USED AS PROVIDED BY LAW.
ALONG WITH THE FOLLOWING EASEMENTS:
GENERAL UTILITY (G.U.) EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY COMPANY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.
THE INGRESS - EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR ACCESS OVER AND THROUGH TRACTS "B" AND "C" AND THE RIGHT OF CONSTRUCTION, MAINTENANCE, AND ACCESS IS RESERVED TO THE DEVELOPING TRACT.
IN WITNESS WHEREOF, OF THE ABOVE NAMED PERSONS HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 8 DAY OF NOVEMBER, 1993, A.D.

Ghassan Kashou
GHASSAN KASHOU
Olga Kashou
OLGA C. KASHOU
Susan Kay Morgan
WITNESS TO GHASSAN J. KASHOU
Olga Kashou
WITNESS TO OLGA C. KASHOU
Susan Kay Morgan
WITNESS TO GHASSAN J. KASHOU

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, GHASSAN KASHOU AND OLGA KASHOU, AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING DEDICATION FOR THE PURPOSES THEREIN EXPRESSED AND THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED PERSONALLY KNOWN AS IDENTIFICATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 8TH DAY OF NOVEMBER 1993, A.D.

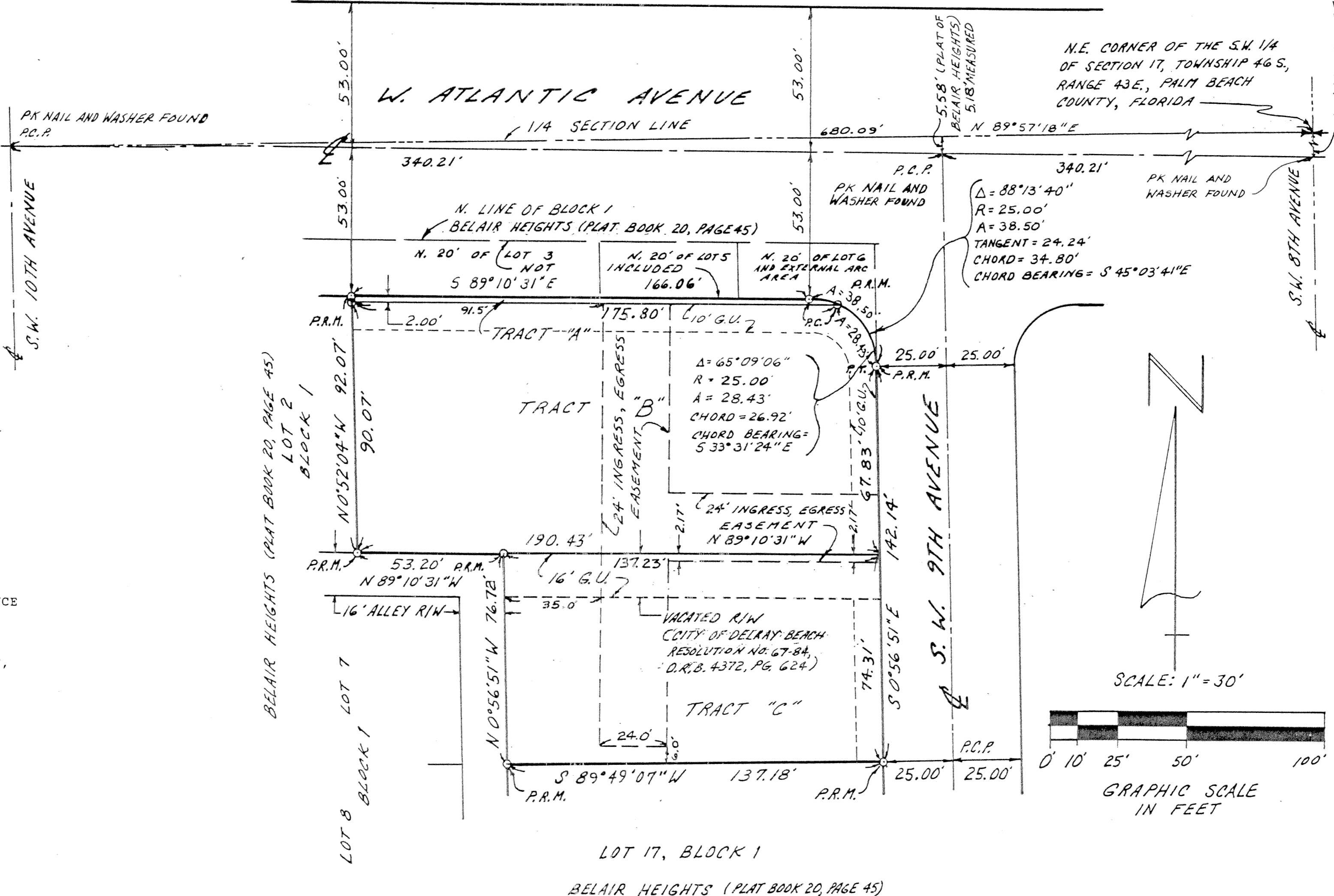
Susan Kay Morgan
NOTARY PUBLIC - (SIGNATURE)
SUSAN KAY MORGAN
NOTARY PUBLIC - (PRINT NAME)
STATE OF FLORIDA COMMISSION NO. AA 758412
MY COMMISSION EXPIRES:

MORTGAGE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT IT'S MORTGAGES, O.R.B. 4096, PG. 960 AND O.R.B. 8081, PG. 1023 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON.
IN WITNESS WHEREOF THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS, AS ASSIGNED, MODIFIED AND/OR AMENDED.

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Jeffrey Smith, TO ME WELL KNOWN AND KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. (TITLE)
OF THE ABOVE NAMED BARNETT BANK OF PALM BEACH COUNTY AND HE ACKNOWLEDGED TO ME HE EXECUTED SUCH INSTRUMENT AS SUCH OF SAID CORPORATION AND 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.
WITNESS MY HAND AND SEAL THIS 1 DAY OF April 1994, A.D.

Barbara S. Casper
WITNESS
Barnett Bank of Palm Beach County
BARNETT BANK OF PALM BEACH COUNTY

Alice M. Murray
NOTARY PUBLIC - (SIGNATURE)
ALICE M. MURRAY
NOTARY PUBLIC - (PRINT NAME)
STATE OF FLORIDA COMMISSION NO. 11280
MY COMMISSION EXPIRES:



TAZ 560
 DIVISION # Belair Heights Replat
 BOOK 73 PAGE 17
 FLOOD HAZARD ZONING
 ZIP CODE
 COUNTY NAME Delray Beach

