

# LA SEDONA

BEING A REPLAT OF A PORTION OF BLOCKS 2 AND 3 AND THE RIGHTS-OF-WAY ADJACENT THERETO, "ROCKLAND PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 23, AND LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

189

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:39 A.M.  
THIS 15 DAY OF January  
A.D. 1997 AND DULY RECORDED  
IN PLAT BOOK 24 ON  
PAGES 189 AND 190

DOROTHY H. MILKEN  
CLERK CIRCUIT COURT

BY: *David P. Lindley*  
DEPUTY CLERK

LOCATION MAP N.T.S.

**DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS that DELTRAIL DEVELOPERS, Inc., a Florida Corporation, the Owner of the land as shown on this plat, being in Section 14, Township 46 South, Range 42 East, City of Delray Beach, Palm Beach County, described as follows:

Lots 1 to 26 inclusive, Block 3, (less the Easterly 34.02 feet thereof for State Road S-809 Right-of-Way); and Lots 14 to 26 inclusive, Block 2, (less the Easterly 33.41 feet thereof for State Road S-809 Right-of-Way); "ROCKLAND PARK", according to the plat thereof, as recorded in Plat Book 24, Page 23 of the Public Records of Palm Beach County, Florida;

TOGETHER WITH  
The 25 foot wide platted right-of-way of McGovern Lane, lying South of and adjacent to said Block 3, (less the Easterly 34.02 feet thereof for State Road S-809 Right-of-Way); AND the 50 foot wide platted right-of-way of Mazza Drive lying between said Blocks 2 and 3, (less the Easterly 33.7 +/- feet thereof for State Road S-809 Right-of-Way); AND the 25 foot wide unnamed platted right-of-way lying West of and adjacent to said Blocks 2 and 3 and the rights-of-way of Mazza Drive and McGovern Lane, lying South of the Westerly extension of the North line of said Lots 14 to 26, Block 2 of "ROCKLAND PARK".

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record.  
FKA

The South 420.01 feet of the South half (S 1/2) of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 14, Township 46 South, Range 42 East, less the existing Right-of-Way of Military Trail (State Road S-809).

Said lands situate in Palm Beach County, Florida.

Containing 11.61 Acres, more or less.

Have caused said lands to be surveyed and platted as shown hereon as the "LA SEDONA" plat and further dedicates as follows:

**1. Private Street:**

Tract "R" is hereby dedicated to the La Sedona Homeowners Association, Inc. as a private street to be owned and maintained by said association with the right of the City of Delray Beach to access and or repair water and sewer mains within said tract.

**2. Lake Management Tract:**

Tract "W" is hereby dedicated to the La Sedona Homeowners Association, Inc. as a Lake Management Tract to be maintained by said association with a dedicated right-of-access to the South Florida Water Management District for lake management purposes.

**3. Drainage and Lake Maintenance Easements:**

The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the La Sedona Homeowners Association, Inc., its successors and assigns, without recourse to the City of Delray Beach.

The lake maintenance easements, as shown hereon, are hereby dedicated to the La Sedona Homeowners Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to the City of Delray Beach.

**4. Recreation Areas:**

Tract "F", as shown hereon, is hereby dedicated to the La Sedona Homeowners Association, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Delray Beach.

**5. LANDSCAPE BUFFER:**

The Landscape Buffer as shown hereon is hereby dedicated to the La Sedona Homeowners Association for Landscape Buffer Purposes.

**6. PRESERVATION TRACTS:**

Tract "P-1", "P-2" and "P-3", as shown hereon, are hereby dedicated to the La Sedona Homeowners Association, Inc. for the preservation of native vegetation purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Delray Beach.

**7. RESIDENTIAL LOTS:**

Lots 1 through 60 are platted for private purposes as allowed pursuant to zoning as designated by the City of Delray Beach zoning map.

**ALONG WITH THE FOLLOWING EASEMENTS**

All water and sewer easements shown hereon are dedicated exclusively to the City of Delray Beach for the purposes of access, construction, maintenance and operation activities of water and sewer mains.

Utility 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.

The Driveway Easement as shown hereon is hereby dedicated to the La Sedona Homeowners Association for Driveway Purposes.

The Sidewalk and Parking Easement as shown hereon is hereby dedicated to the La Sedona Homeowners Association for Sidewalk and Parking Purposes.

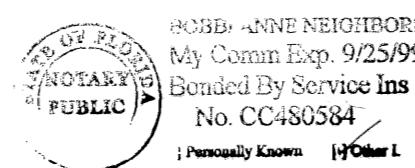
IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30th day of October, 1996

DELTRAIL DEVELOPERS, Inc.,  
a Florida Corporation,  
WITNESS: Joanne L. Cervasio BY: Peter Harmon  
PRINT JOANNE L. CERVASIO PRINT PETER HARMON  
WITNESS: Cheri D. Lauria  
PRINT Cheri D. Lauria  
President

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared PETER HARMON, who is personally known to me or has produced Fla. Driver License as identification, and who executed the H-55-460-40-370-0 foregoing instrument as President of DELTRAIL DEVELOPERS, Inc., a 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 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 30th day of October, 1996.  
My commission expires: June 07  
Notary Public



**CITY APPROVALS:**

This plat of the "LA SEDONA" was approved on the 5th day of November, A.D. 1996 by the City Commission of the City of Delray Beach, Florida.

Jay Gelerman Mayor  
Diane Dominguez Director of Planning & Zoning  
C.R. B. B. City Engineer  
William McHugh ATTEST: City Clerk  
Michael C. ... Chairperson  
... Fire Marshal  
... Director of Environmental Services

**MORTGAGEE'S CONSENT:**

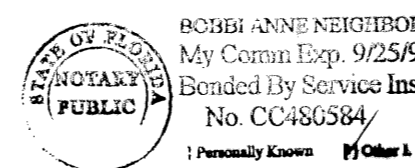
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book ... at ... Pages ... of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its ... and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this ... day of November, 199...

BARNETT BANK, N.A.  
WITNESS: ... BY: June B. Wood  
WITNESS: Cheri D. Lauria VICE PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared June B. Wood, who is personally known to me or has produced Fla. Driver License as identification, and who executed the W 300-422-60-690-0 foregoing instrument as Vice President of Barnett Bank, N.A., a National Banking Corporation, and severally acknowledged to and before me that she 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 1st day of November, 1996.  
My commission expires: June 07  
Notary Public



MORTGAGEE MORTGAGEE NOTARY DELTRAIL DEVELOPERS, INC. OWNER NOTARY CITY OF DELRAY BEACH

**TITLE CERTIFICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, Gary Dunay, 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 DELTRAIL DEVELOPERS Inc; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor 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: 11/4/96  
Alan J. Workman  
Attorney at Law  
Licensed in 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 (P.C.P.'s) will be set under the guarantees posted with the Palm Beach County Board of County Commissioners 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 Palm Beach County, Florida.

Date: 11-5-96  
David P. Lindley  
Reg. Land Surveyor #5005  
State of Florida



SUBDIVISION: La Sedona  
 BOOK: 78 PAGE: 189  
 FLOOD ZONE: FLOOD MAP #:  
 ZONING: ZONING:  
 LE: ZIP CODE:  
 FUD NAME: City of Delray Beach

TAZ - 472