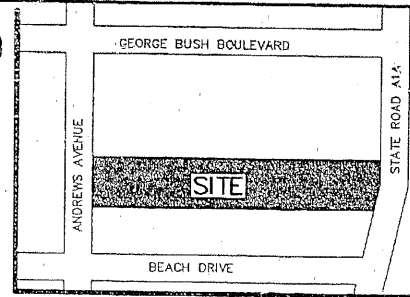


DELRAY OCEAN ESTATES NORTH TWO

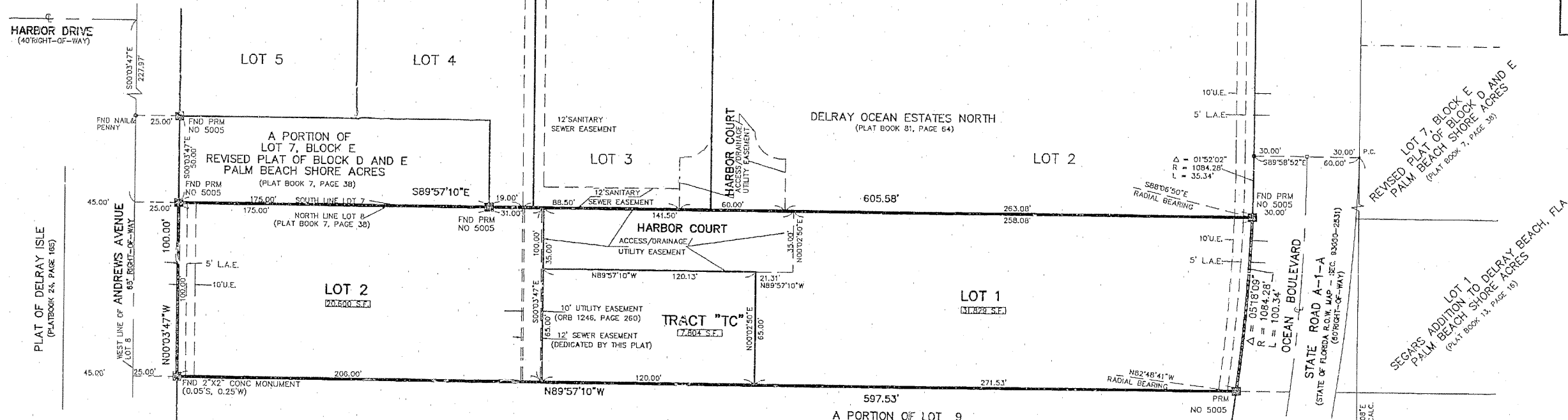
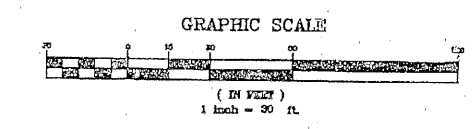
THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
OCTOBER-1997

**BEING A REPLAT OF A PORTION OF LOT 8, BLOCK "E"
OF THE REVISED PLAT OF PALM BEACH SHORE ACRES,
AS RECORDED IN PLAT BOOK 7, PAGE 38 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA. LYING IN
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.**



11

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:28 A.M.
THIS 11th DAY OF FEBRUARY
A.D. 1998 AND DULY RECORDED
IN PLAT BOOK 7, PAGE 38
PAGES 11 AND 12
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
By: Leah A. Emison
DEPUTY CLERK



SHEET 1 OF 1

SURVEYORS NOTES

- In those cases where easements of different types cross or otherwise coincide, utility easements shall have first priority, drainage easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to those with their priorities being determined by use rights granted.
- Building setback lines shall be as required by current City of Delray Beach Zoning Regulations.
- No building or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable City approvals or permits as required for such encroachments.
- Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
- Bearings shown hereon are assumed based on the North line of LOT 8, BLOCK "E" of the revised plat of Blocks "D" and "E" Palm Beach Shore Acres, bearing S89°57'10"E.
- P.R.M. = indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
- U.E. = indicates utility easement.
- 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 access for emergency and maintenance purposes.
- [SOLID S.F.] DENOTES SQUARE FOOTAGE.
- D.E. = INDICATES DRAINAGE EASEMENT.
- LAE = DENOTES LIMITED ACCESS EASEMENT
- CRD = DENOTES OFFICIAL RECORDS BOOK.

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 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, Palm Beach County, Florida.

Date: 2/6/98
David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Delray Ocean Estates North, Inc., a Florida Corporation, the Owner of the land as shown on this plat, being in Section 9, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, described as follows:

LOT 8, BLOCK E, "REVISED" PLAT BLOCK D AND BLOCK E, PALM BEACH SHORES ACRES (OCEAN BOULEVARD ESTATES)", according to the plat thereof, as recorded in Plat Book 7, Page 38, less that portion of Lot 8 lying East of the West line of A-1-A as conveyed to the City of Delray Beach in Official Records Book 1373, Page 377, and less the West 25 feet for Road Right-of-Way recorded in Deed Book 844, Page 272.

Said land also known as: "The North 100 feet of "SEGAR'S ADDITION TO DELRAY BEACH", recorded in Plat Book 13, Page 16 of the Public Records of Palm Beach County, Florida.

Containing 60,233 Square Feet / 1.3828 Acres, more or less.

Have caused said lands to be surveyed and platted as shown hereon as the "DELRAY OCEAN ESTATES NORTH TWO" plat and further dedicates as follows:

- Lots 1 and 2
Lots 1 and 2 are platted for private purposes as allowed pursuant to zoning as designated by the City of Delray Beach zoning map.
- Tract "TC"
Tract "TC" is hereby dedicated to the Delray Ocean Estates North Homeowners Association, Inc. as a recreation tract and is to be owned maintained by said Delray Ocean Estates North Homeowners Association, Inc. without recourse to the City of Delray Beach.

ALONG WITH THE FOLLOWING EASEMENTS

The sewer easement shown hereon is dedicated exclusively to the City of Delray Beach for the purposes of access, construction, maintenance and operation activities of sewer mains.

The access, drainage and utility easement shown hereon is hereby dedicated to the Delray Ocean Estates North Homeowners Association, Inc. as an access, drainage and utility easement and is to be maintained by said Delray Ocean Estates North Homeowners Association, Inc. with the right of the City of Delray Beach to access, maintain and or repair water and sewer mains that lie within this easement.

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 Limited Access Easement (L.A.E.) is made to the City of Delray Beach for the purpose of prohibiting access between abutting lots and STATE ROAD A1A.

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 6th day of February, 1998.

DELRAY OCEAN ESTATES NORTH, Inc.,
a Florida Corporation,
By: *Bernard Diamond*
President

**A PORTION OF LOT 9
REPLAT OF THE NORTH 200 FT. OF THE SOUTH 516.3FT
SEGARS ADDITION TO DELRAY BEACH, FLA.**
(PLAT BOOK 16, PAGE 89)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared GERALD DIAMOND, who is personally known to me and who executed the foregoing instrument as President of DELRAY OCEAN ESTATES NORTH, 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 6th day of February, 1998.
My commission expires: *F. J. Vajura*
Notary Public

CITY APPROVALS:

This plat of the "DELRAY OCEAN ESTATES NORTH TWO" was approved on the 3rd day of February, A.D. 1998, by the City Commission of the City of Delray Beach, Florida.

Attest: *Ann McKee*
City Clerk
Mayor: *Blaine Romo*
Director of Planning & Zoning: *Randall K. Kuyper*
City Engineer: *Charles C. Blawie*
Fire Marshal: *Michael J. ...*

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JAMES BALLERANO, 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 Delray Ocean Estates North, 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 hereto; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: February 6, 1998
James Ballerano
Attorney at Law
Licensed in Florida

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared ANTHONY C. ROMEO, who is personally known to me and who executed the foregoing instrument as Vice President of said 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 6th day of February, 1998.
My commission expires: *Anthony C. Romeo*
Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared ANTHONY C. ROMEO, who is personally known to me and who executed the foregoing instrument as Vice President of said 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 6th day of February, 1998.
My commission expires: *Anthony C. Romeo*
Notary Public

OWNER: *[Signature]*
OWNER NOTARY: *[Signature]*
CITY OF DELRAY BEACH: *[Signature]*
SURVEYOR: *[Signature]*

DELRAY OCEAN ESTATES NORTH, INC. (Seal)
ANTHONY C. ROMEO (Seal)
JAMES BALLERANO (Seal)
DAVID P. LINDLEY (Seal)