

MARINA BAY

A REPLAT OF LOTS 8, 9, 10, 11, 12, AND 19, A SUBDIVISION OF BLOCK 126
 DELRAY, FLORIDA (PLAT BOOK II, PAGE 4, P.B.C.R.)
 SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA 88
 COUNTY OF PALM BEACH
 This Plat was filed for record at 2:51 P.M., this 13 day of February, 2001 and was recorded in Plat Book 112 on Pages 162 and 163.
 DOROTHY H. WILKEN, CLERK
 BY: *Janet Allen* DC

THIS INSTRUMENT PREPARED BY:
 MICHAEL D. ROSE, PSM

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING
 CERTIFICATE OF AUTHORIZATION NO. LB6456
 1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, Fl. 33309
 PH: 954-776-7604 • FAX: 954-776-7608
 JULY 2000

CHAPTER 177 REVIEW:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF MARINA BAY, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 1/21/01 BY: Paul D. Engle
 PAUL D. ENGLE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATE

STATE OF FLORIDA 55
 COUNTY OF PALM BEACH 55
 I, MARK A. PERRY, 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 TITLE TO THE PROPERTY IS VESTED IN MARINE WAY, L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED 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: 1/21/01 BY: Mark A. Perry
 MARK A. PERRY

APPROVALS:

THIS PLAT OF MARINA BAY WAS APPROVED ON THE 12th DAY OF December A.D. 2000 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

ATTEST:
Barbara Harito
 MAYOR
 CITY CLERK
 AND REVIEWED, ACCEPTED AND CERTIFIED BY:
Paul D. Engle DIRECTOR OF PLANNING AND ZONING
Ronald V. Kujawa CITY ENGINEER
Richard Hales DIRECTOR OF ENVIRONMENTAL SERVICES
Jim M. ... CHAIRPERSON, PLANNING AND ZONING BOARD
Let ... FIRE MARSHAL

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.081 (8), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY 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, FLORIDA.

DATED: DECEMBER 13, 2000 BY: Michael D. Rose
 MICHAEL D. ROSE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 00-0518

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MARINE WAY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MARINA BAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8, 9, 10, 11, 12, AND 19, A SUBDIVISION OF BLOCK 126, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 11, PAGE 4.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 42,896 SQUARE FEET (0.985 ACRE), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 9, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACTS "A" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARINA BAY HOMEOWNERS ASSOCIATION FOR PARKING, INGRESS AND EGRESS PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MARINA BAY HOMEOWNERS ASSOCIATION FOR COMMON AREA PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

THE PARKING, INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE MARINA BAY HOMEOWNERS ASSOCIATION FOR INGRESS, EGRESS AND PARKING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED TO THE MARINA BAY HOMEOWNERS ASSOCIATION FOR INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE MARINA BAY HOMEOWNERS ASSOCIATION FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE SANITARY SEWER EASEMENT, AS SHOWN HEREON, IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF JANUARY, 2001.

WITNESS: Charles C. Falgout
 (PRINTED NAME) Charles C. Falgout BY: MARINE WAY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Thomas Laudani
 (PRINTED NAME) Thomas Laudani BY: Thomas Laudani MANAGER

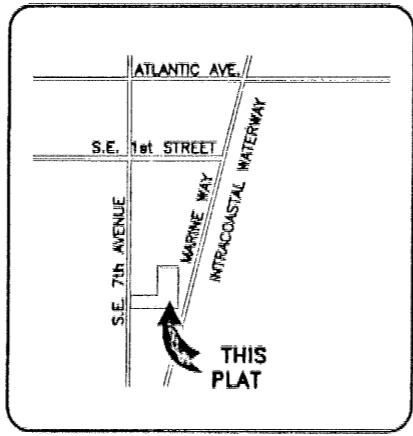
ACKNOWLEDGEMENT

STATE OF FLORIDA 55
 COUNTY OF PALM BEACH 55

BEFORE ME PERSONALLY APPEARED THOMAS LAUDANI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MARINE WAY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND 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 SEAL OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF JANUARY, 2001.

NOTARY PUBLIC:
Mark Perry
 PRINTED NAME MARK PERRY



LOCATION MAP
 NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA 55
 COUNTY OF PALM BEACH 55
 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 RECORD BOOK 11812, AT PAGE 727 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 (VICE) PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF JANUARY, 2001.

WITNESS:
V. Brown PRINTED NAME VALERIE BROWN
Charlene A. Bender CHARLENE A. BENDER FIRST VICE PRESIDENT
R. ... PRINTED NAME ROBERT METZNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF BROWARD 55

BEFORE ME PERSONALLY APPEARED CHARLENE A. BENDER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF SUNTRUST BANK, AND 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 24 DAY OF JANUARY, 2001.

NOTARY PUBLIC:
Patricia ...
 PRINTED NAME Patricia ...

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF BLOCK 126, SAID LINE BEARS: NORTH (ASSUMED).
- 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.
- 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.
- - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. LB6456
 - P.B. - DENOTES PLAT BOOK
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - PG. - DENOTES PAGE
 - CL - DENOTES CENTERLINE
 - U.E. - DENOTES UTILITY EASEMENT
 - G.U. - DENOTES GENERAL UTILITY EASEMENT
 - R - DENOTES RADIUS
 - D - DENOTES CENTRAL ANGLE
 - L - DENOTES ARC LENGTH
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

DEDICATION (MARINE WAY, L.L.C.) NO SEAL	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (SUNTRUST BANK)	ACKNOWLEDGEMENT	REVIEWING SURVEYOR	CITY OF DELRAY BEACH	SURVEYOR
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