

This Instrument Prepared by  
Thomas R. Palbicke of  
**HAGER PALBICKE AND ASSOCIATES, INC.**  
Professional Land Surveyors  
Certificate of Authorization No. 6772  
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwajlh@bellsouth.net

# BERMUDA GARDENS PLAT NO. 1

## A Plat of a Portion of Section 28, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida,

Date: May 2001

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that JHNBH, INC., a Florida Corporation, owner of the lands shown hereon being in Section 28, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as BERMUDA GARDENS PLAT NO. 1, being more particularly described as follows:

A parcel of Land in Section 28, Township 46 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point parallel to and 1100 feet Northerly (measured at right angles) from the East and West Quarter Section Line of said Section 28, said point beginning and being 139.14 feet Westerly from the West Right-of-Way Line of State Road A-1-A; thence Westerly 150 feet; thence Northerly 100 feet; thence Easterly 150 feet; thence Southerly 100 feet to the POINT OF BEGINNING. With an easement over the North 12 feet of the property to the Easterly, to the West Right-of-Way Line of State Road A-1-A, and an easement over the North 6 feet of the North 200 feet of the South 1300 feet of the North 1/2 of Section 28, Township 46 South, Range 43 East, between the Easterly Right-of-Way Line of State Road A-1-A and the Atlantic Ocean.

Said lands contain 0.344 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- UTILITY EASEMENT:** The Utility Easement as shown hereon, is hereby Dedicated in perpetuity for the construction and maintenance of Utility Facilities; including but not limited to storm drainage, sanitary sewer, water service, electric power, gas service, telephone lines and cable television systems. The installation of Cable Television Systems shall not interfere with the construction and maintenance of other Utilities.
- INGRESS & EGRESS EASEMENT:** The Ingress and Egress Easement, as shown hereon, is hereby Dedicated in perpetuity for the purposes of ingress and egress to and from the lots subdivided hereon, subject to access easement per warranty deed, recorded in Deed Book 983, at page 333, Palm Beach County Records, Florida.
- Lot 1 and 2 are hereby platted for private purposes as allowed pursuant to the Planning & Zoning regulations of the City of Delray Beach, Florida.

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 28<sup>th</sup> day of September, 2001.

Witness: [Signature]  
(Print Name) ERIC P. PLAZZO

By: [Signature]  
J.H. Norman, President

Witness: [Signature]  
(Print Name) LIA NIC KETHEMAN

### ACKNOWLEDGEMENT

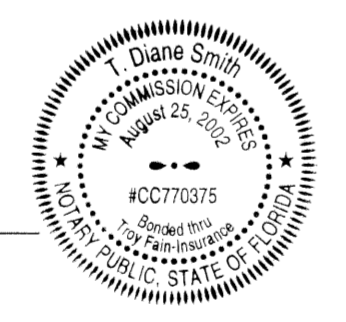
State of Florida }  
County of Palm Beach } ss

BEFORE ME personally appeared Jeff H. Norman who is personally known to me and who executed the foregoing instrument as President of JHNBH, INC., a Florida 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 28<sup>th</sup> day of September, 2001.

[Signature]  
Notary Public - State of Florida

My Commission Expires: August 25, 2002



### SURVEYOR'S NOTES:

- 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, Florida.
- Bearings shown hereon are based upon an assumed meridian along the Centerline of Bermuda Garden Lane, having a bearing of N.90°00'00"E.
- No Buildings or any kind of construction or trees or shrubs shall be placed on any Easement without prior written approval of all Easement beneficiaries and all applicable County approvals or Permits as required for such Encroachments.
- In those cases where Easements of different types cross or overlap, 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 determined by the use of rights granted.
- The City of Delray Beach is hereby granted the right of access for emergency and maintenance purposes.
- All of the easements referenced in the Warranty Deed dated May 9, 1952, recorded in Deed Book 983, at Pages 333 through 336 remain in full force and effect. There is no intention to reimpose any of the other covenants, conditions or restrictions contained in said Deed.

### TITLE CERTIFICATION

State of Florida }  
County of Palm Beach } ss

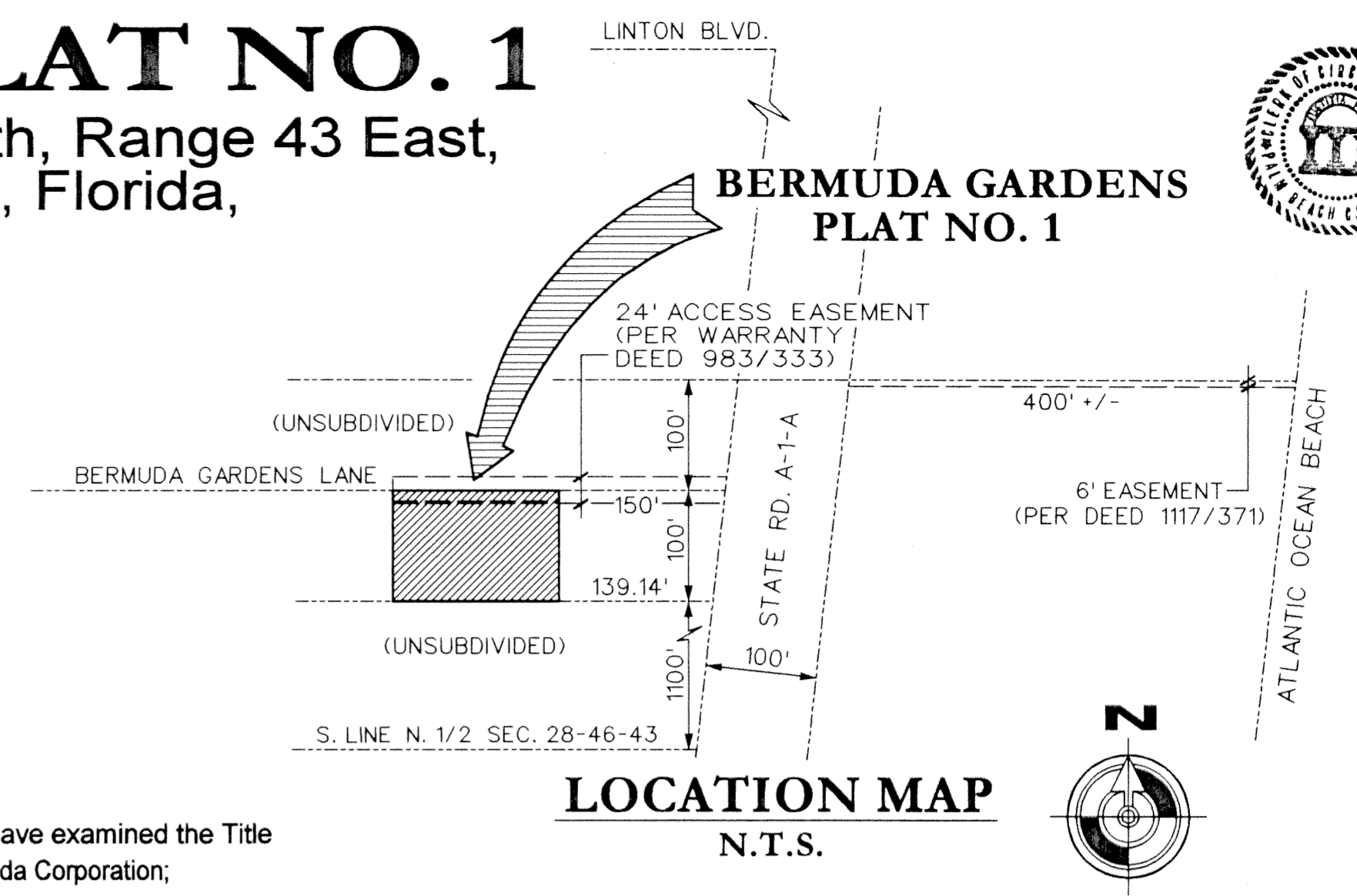
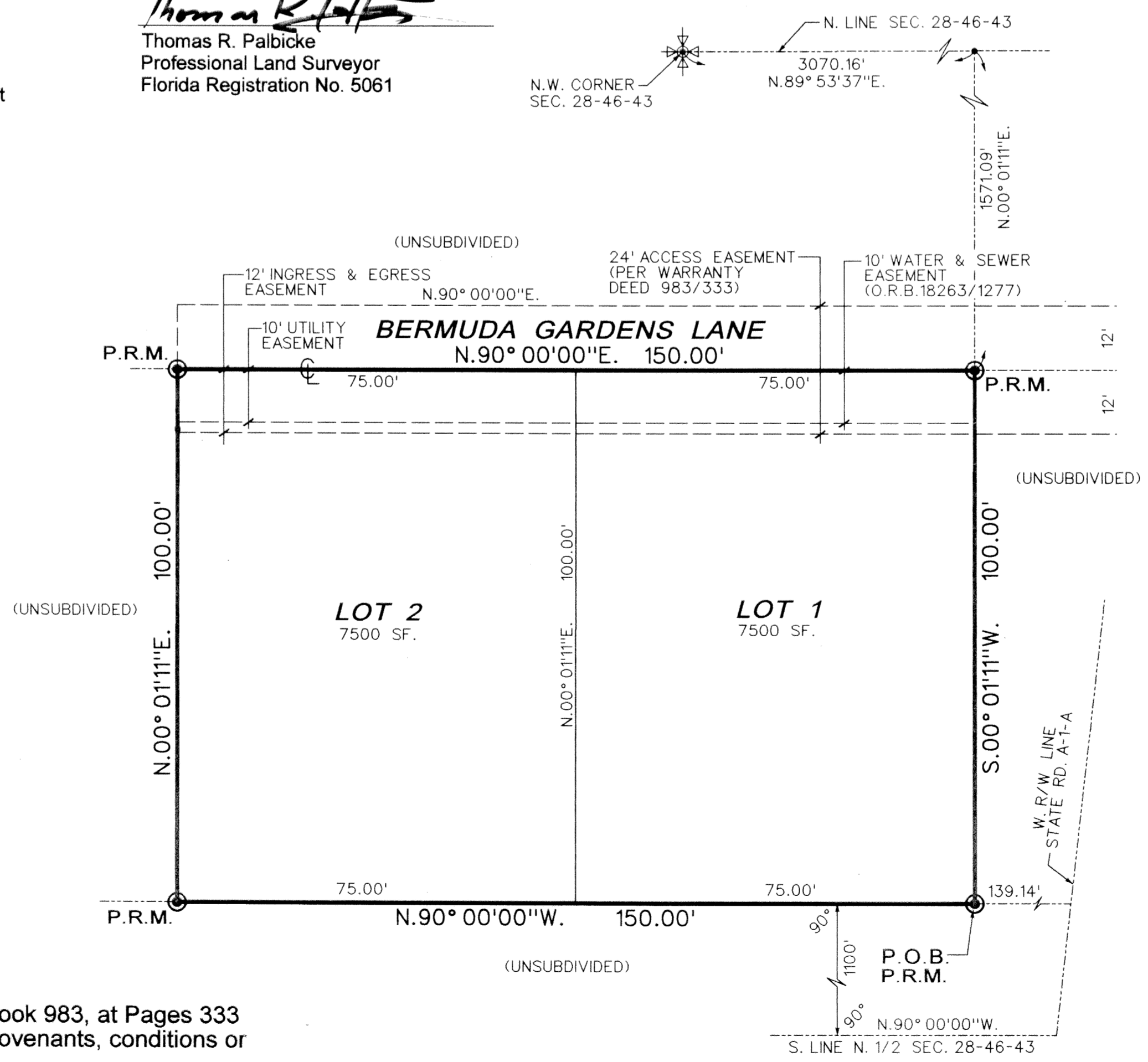
I, Jeffrey A. Levine, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the Title to the hereon described property; that I find the title to the property is vested in JHNBH, INC., a Florida Corporation; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

[Signature] 9/28/01  
Jeffrey A. Levine, P.A.  
Attorney at Law  
State of 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) and Monuments according to Section 177.091 (g), Florida Statutes 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.

[Signature]  
Thomas R. Palbicke  
Professional Land Surveyor  
Florida Registration No. 5061



# 74

State of Florida }  
County of Palm Beach } ss

This Plat was Filed for Record at 2:47pm this 10<sup>th</sup> day of October, 2001, and Duly Recorded in Plat Book 92 at Page 44.

Dorothy H. Wilken,  
Clerk of the Circuit Court  
By: [Signature]

Sheet 1 of 1 Sheets

### CITY APPROVALS

This Plat of BERMUDA GARDENS PLAT NO. 1 was approved on 7 day of August, A.D., 2001, by the City Commission of the City of Delray Beach, Florida.

By: [Signature], Mayor  
Attest: [Signature], City Clerk

and Reviewed, Accepted, and Certified by:

By: [Signature], Director of Planning and Zoning  
By: [Signature], Chairperson, Planning and Zoning  
By: [Signature], City Engineer  
By: [Signature], Fire Marshal  
By: [Signature], Director, Environmental Services

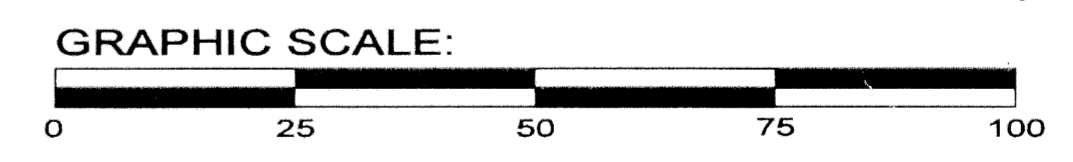
This is to certify that the undersigned Professional Surveyor and Mapper, under contract with the City of Delray Beach, Florida, has reviewed this plat of "BERMUDA GARDENS PLAT NO. 1", as required by chapter 177.081 (1), Florida Statutes, and finds that it complies with all the requirements of Chapter 177, Part 1, Florida Statutes.

By: [Signature] 9/29/01  
Paul D. Engle  
Professional Surveyor and Mapper  
Florida Registration No. 5708  
Obrien, Suiter & Obrien, Inc.  
Certificate of Authorization No. 353



### PLAT LEGEND:

- ⊙ Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5061, Unless otherwise shown
- ⊕ Denotes Centerline
- P.O.B. Denotes Point of Beginning
- P.O.C. Denotes Point of Commencement
- P.B.C.R. Denotes Palm Beach County Records
- O.R.B. Denotes Official Records Book
- P.B. Denotes Plat Book
- R/W Denotes Right-of-Way
- SEC. Denotes Section
- S.F. Denotes Square Feet
- U.E. Denotes Utility Easement



Paul D. Engle  
Reviewing Surveyor

City Clerk

JHNBH, INC.,  
a Florida Corporation

Thomas R. Palbicke  
Surveyor