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PARKSIDE TOWNHOMES AT DELRAY

A REPLAT OF A PORTION OF TRACTS 24, 25 AND 26, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, (PLAT BOOK 6, PAGE 51, PALM BEACH COUNTY RECORDS) CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
 COUNTY OF PALM BEACH

This Plat was filed for record at 11:40 A.M., this 14th day of November, 2001 and duly recorded in Plat Book No. 92 on Pages 117 and 118.

DOROTHY H. WILKEN, CLERK

BY: *Paul D. Rose*



DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PARKSIDE TOWNHOMES AT DELRAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF A PORTION OF TRACTS 24, 25 AND 26, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SUDAN-UNIT A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND RUN SOUTH 89 DEGREES 45 MINUTES 41 SECONDS EAST 72.02 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY FOR LAKE WORTH DRAINAGE CANAL NO. E-4 THEN RUN SOUTH 11 DEGREES 54 MINUTES 42 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY 553.56 FEET, TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE SOUTH 11 DEGREES 54 MINUTES 42 SECONDS WEST ALONG SAID E-4 RIGHT OF WAY 774.23 FEET TO THE NORTHERLY RIGHT OF WAY FOR LATERAL CANAL NO. L-33, THEN RUN SOUTH 89 DEGREES 40 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY 1037.59 FEET, THEN RUN NORTH 01 DEGREES 05 MINUTES 55 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF A 60 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 9838, AT PAGE 565 FOR A DISTANCE OF 785.05 FEET TO THE SOUTH BOUNDARY OF CORAL TRACE SUBDIVISION, THEN RUN SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST ALONG SAID BOUNDARY LINE A DISTANCE OF 1212.05 FEET TO THE POINT OF BEGINNING. THE EASTERLY 24 FEET SUBJECT TO EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 9838, AT PAGES 561 AND 569.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 856,091 SQUARE FEET (19.653 ACRES), MORE OR LESS.
 HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS "A", "B", "C", "D", "E" AND "F" AS SHOWN HEREON ARE PLATTED FOR RESIDENTIAL PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

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

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

THE LAKE MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF TRACTS "A", "B", "C", "D", "E" AND "F", THEIR SUCCESSORS AND ASSIGNS, THEIR SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF TRACTS "A", "B", "C", "D", "E" AND "F", THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF TRACTS "A", "B", "C", "D", "E" AND "F", THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACT "G", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF TRACTS "A", "B", "C", "D", "E" AND "F", THEIR SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES, UTILITY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE EMERGENCY ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF TRACTS "A", "B", "C", "D", "E" AND "F", THEIR SUCCESSORS AND ASSIGNS FOR EMERGENCY ACCESS PURPOSES. THE CITY OF DELRAY BEACH SHALL HAVE RIGHT OF ACCESS FOR EMERGENCY VEHICLES. SAID EMERGENCY ACCESS EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE CONSERVATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR CONSERVATION AND LITTORAL PLANTING PURPOSES. THE MAINTENANCE OF THE CONSERVATION EASEMENT LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF TRACTS "A", "B", "C", "D", "E" AND "F", THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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 THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9 DAY OF October, 2001.

WITNESS: *Marcy L. Powers*
 MARCY L. POWERS
 (PRINTED NAME)

BY: CONTINENTAL HOMES OF FLORIDA, INC.
 A FLORIDA CORPORATION

WITNESS: *John Williams*
 JOHN WILLIAMS
 (PRINTED NAME)

BY: *Paul Romanoski*
 PAUL ROMANOSKI
 PRESIDENT

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF Dade SS

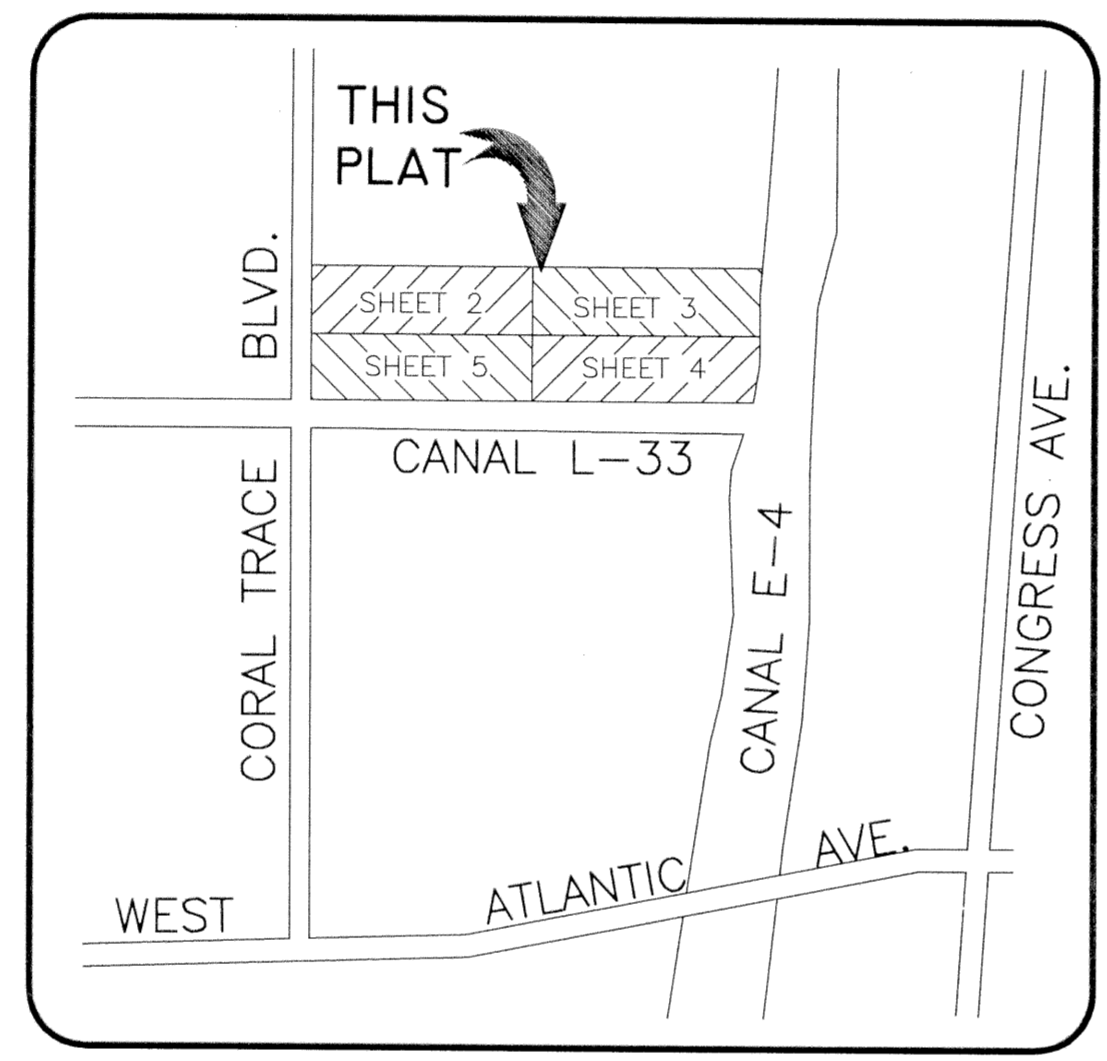
BEFORE ME PERSONALLY APPEARED PAUL ROMANOSKI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF CONTINENTAL HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 9th DAY OF October, 2001.

MY COMMISSION EXPIRES: Ann Marie Formel
 My Commission CC925068
 Expires April 04, 2004
 NOTARY PUBLIC: Ann Marie Formel

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
 JUNE, 2000

THIS INSTRUMENT PREPARED BY:
 MICHAEL D. ROSE, P.S.M.



LOCATION MAP
 NOT TO SCALE

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF TRACT B, CORAL TRACE SUBDIVISION AS RECORDED IN PLAT BOOK 82, PAGES 197-201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS NORTH 01°05'55" WEST.
- 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 BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OF LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- 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, UNLESS OTHERWISE NOTED.
 - P.B. - DENOTES PLAT BOOK.
 - ORB - DENOTES OFFICIAL RECORDS BOOK.
 - POB - DENOTES POINT OF BEGINNING.
 - POC - DENOTES POINT OF COMMENCEMENT.
 - ⊕ - DENOTES CENTERLINE.
 - U.E. - DENOTES UTILITY EASEMENT.
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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 PARKSIDE TOWNHOMES AT DELRAY, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 10/11/01 BY: Paul D. Rose
 (PRINTED NAME) PAUL D. ROSE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5702

TITLE CERTIFICATE

STATE OF FLORIDA
 COUNTY OF Hiami-DADE SS

I, Juan E. Rodriguez, 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 BE VESTED IN CONTINENTAL HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 10-11-2001 Juan E. Rodriguez

APPROVALS:

THIS PLAT OF PARKSIDE TOWNHOMES AT DELRAY WAS APPROVED ON THE 10th DAY OF October, A.D. 2001 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 Savits
 CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Paul Dorling
 DIRECTOR OF PLANNING AND ZONING

Ronald H. Kujawa
 CITY ENGINEER

Paul C. Starks
 DIRECTOR OF ENVIRONMENTAL SERVICES

Chairperson
 CHAIRPERSON, PLANNING AND ZONING BOARD

Fire Marshal
 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 PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), 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: OCTOBER 2, 2001 BY: Michael D. Rose
 MICHAEL D. ROSE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 99-0486

DEDICATION (CONTINENTAL HOMES OF FLORIDA, INC.)	ACKNOWLEDGEMENT	REVIEWING SURVEYOR	CITY OF DELRAY BEACH	SURVEYOR
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