

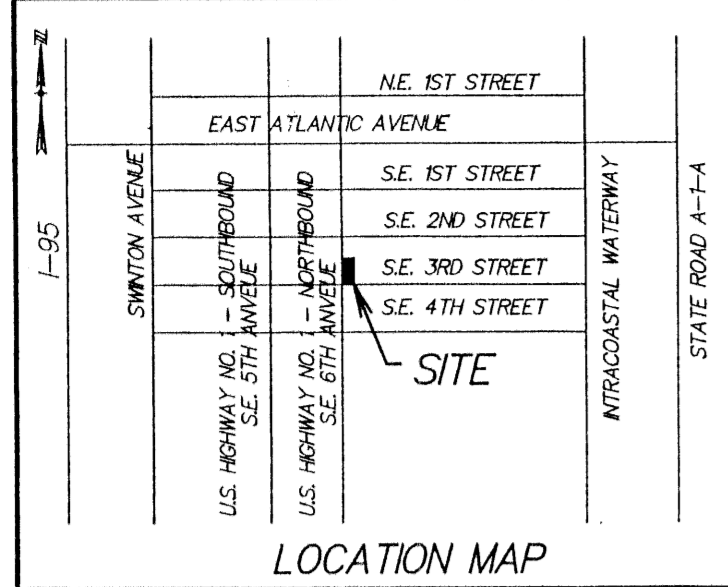
HAMILTON PLACE

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11 AND 12, GRACEY BYRD SUBDIVISION OF BLOCK 119, OF THE CITY OF DELRAY BEACH (FORMERLY LINTON) AS RECORDED IN PLAT BOOK 10, PAGE 52, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

169

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT
THIS 18th DAY OF December
2003 AND DULY RECORDED IN PLAT BOOK NO.
100 ON PAGE 169
DOORBY H. MILKEN, CLERK OF CIRCUIT COURT
BY Alanna S. Johnson



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SAVION DEVELOPERS AT PARK PLACE, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11 AND 12, GRACEY-BYRD SUBDIVISION OF BLOCK 119, OF THE CITY OF DELRAY BEACH (FORMERLY LINTON) AS RECORDED IN PLAT BOOK 10, PAGE 52, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "HAMILTON PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11 AND 12, GRACEY-BYRD SUBDIVISION OF BLOCK 119, OF THE CITY OF DELRAY BEACH (FORMERLY LINTON), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 (S.E. 6TH AVENUE) AS SHOWN IN ROAD PLAT BOOK 2, PAGES 210 THROUGH 216, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 25,950 SQUARE FEET MORE OR LESS,
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HAMILTON PLACE AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 16, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE HAMILTON PLACE HOMEOWNERS ASSOCIATION, INC., AS A PRIVATE STREET AND AN INGRESS-EGRESS, PARKING, UTILITY AND DRAINAGE EASEMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT "B" IS HEREBY RESERVED FOR THE HAMILTON PLACE 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.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC FACILITY.

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

THE INGRESS-EGRESS EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR INGRESS-EGRESS PURPOSES.

THE OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ADJACENT LOT OWNER FOR BALCONIES, PORCHES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION.

THE SPECIAL ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE HAMILTON PLACE HOMEOWNERS ASSOCIATION, INC., FOR INGRESS-EGRESS PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING CORPORATION AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS SEVENTH DAY OF December, 2003.

WITNESS: HATEL S. JORDO BY: ISACK MERENFELD
PARK PLACE MANAGEMENT, INC.
A FLORIDA CORPORATION
PRESIDENT
WITNESS: Susan D. Lapham
SUSAN D. LAPHAM
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ISACK MERENFELD WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PARK PLACE MANAGEMENT, 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 SEVENTH DAY OF December, 2003.
MY COMMISSION EXPIRES:

NOTARY PUBLIC
NAME: Susan D. Lapham
COMMISSION NO.:

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, CARL E. SIEGEL, 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 SAVION DEVELOPERS AT PARK PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 NO ENCUMBRANCES OF RECORD.

DATE: 12/02/2003
CARL E. SIEGEL
ATTORNEY STATE OF FLORIDA

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 RECORD BOOK 1520 PAGE 1581 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 GROUP VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3RD DAY OF December, 2003.

SOUTHRUST BANK
A Alabama CORPORATION
WITNESS: MARCO S. JORDO NAME: MARCO S. JORDO
Carmen de Essaye NAME: CARMEN DE ESSAYE
WITNESS: Mary L. Terranova NAME: MARY L. TERRANOVA
TITLE: GROUP VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED CARMEN DE ESSAYE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GROUP VICE PRESIDENT OF SOUTHRUST BANK, A Alabama 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 3RD DAY OF December, 2003.
MY COMMISSION EXPIRES:

Mary L. Terranova
NOTARY PUBLIC
NAME: MARY L. TERRANOVA
COMMISSION NO.:

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF S.E. 6TH AVENUE HAVING A BEARING OF S. 0°08'35"E.

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.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

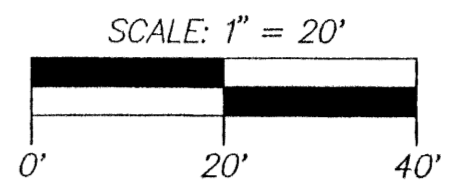
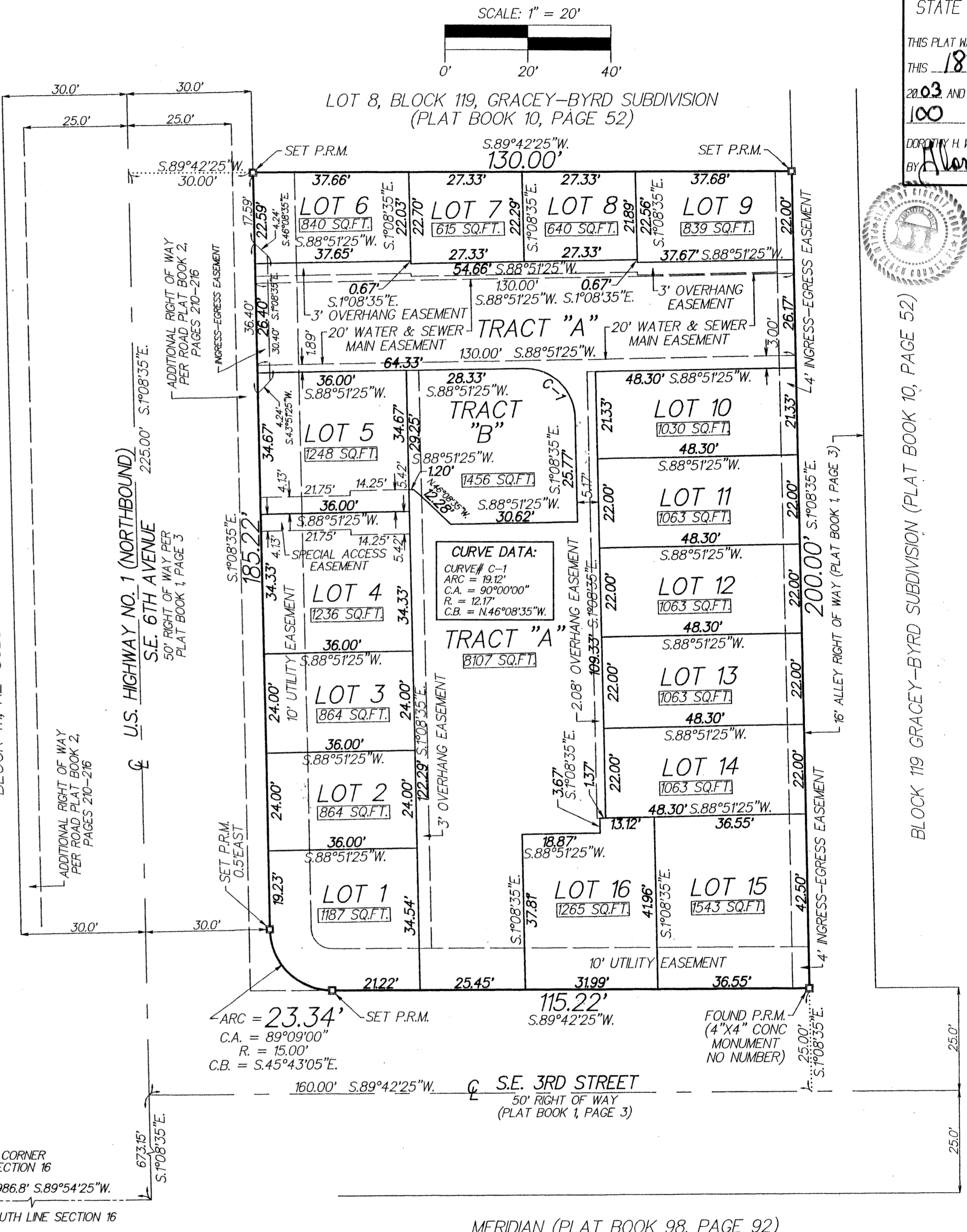
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

REVIEWING SURVEYOR'S STATEMENT:

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 HAMILTON PLACE 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.

DATE: Nov. 17, 2003
John D. Weaver
JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449



CITY APPROVAL:

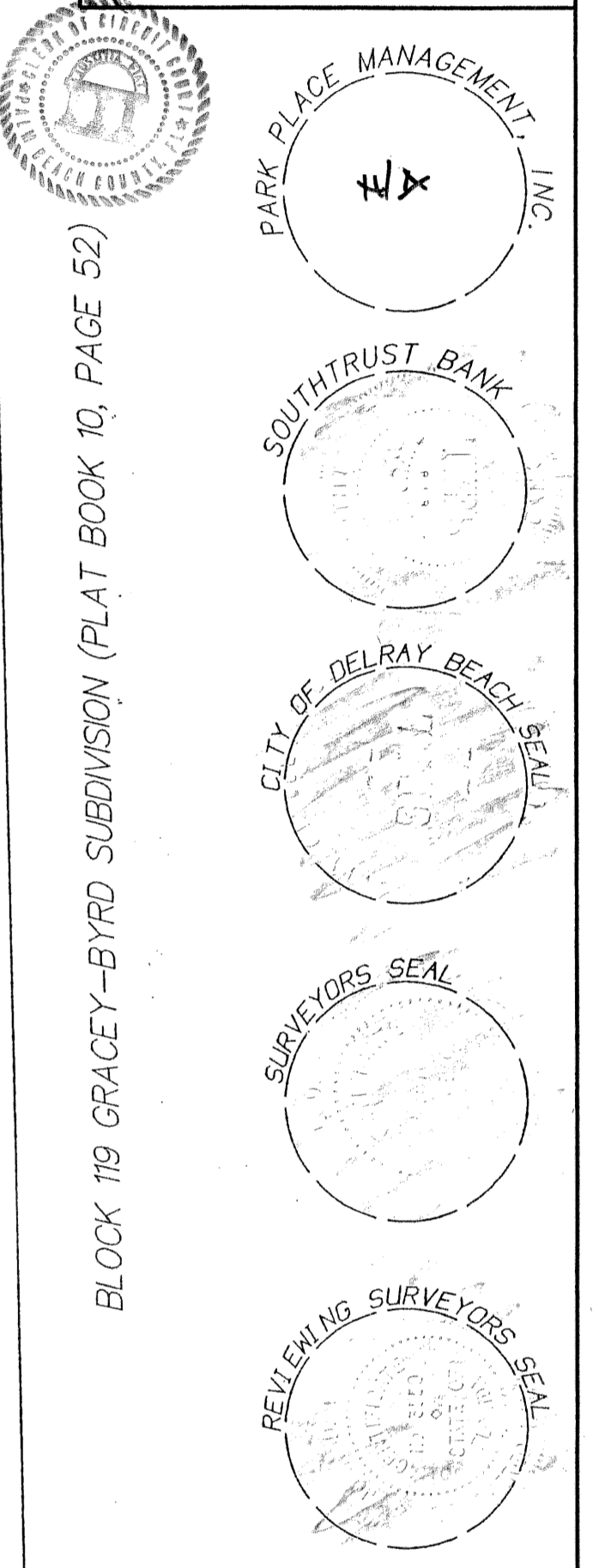
THIS PLAT OF HAMILTON PLACE AS APPROVED ON THE 4 DAY OF November, A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: Jeffrey... ATTEST: Barbara...
CITY CLERK:
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul D. Engle DIRECTOR OF PLANNING AND ZONING
Randall H. Kujawa CITY ENGINEER
Paul C. Hales DIRECTOR OF ENVIRONMENTAL SERVICES
Barbara... CHAIRPERSON, PLANNING AND ZONING BOARD
... 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 (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

Paul D. Engle 11/17/03
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353



LEGEND:
CL = CENTERLINE
PRM = 4"x4" CONIC MONUMENT STAMPED "PRM 353"
C.A. = CENTRAL ANGLE
R = RADIUS
C.B. = CHORD BEARING