



OCEAN CITY LOFTS

BEING A REPLAT OF LOTS 9, 10, 11 AND 12, BLOCK 91 AND LOTS 1, 2, 3, 4 AND 5, BLOCK 99, RESUBDIVISION OF BLOCKS 91 AND 92 AND THE WEST 1/2 OF BLOCK 99, TOWN OF LINTON (NOW DELRAY BEACH), (PLAT BOOK 2, PAGE 21), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
JUNE 2003

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 9:14 A.M.
THIS 5 DAY OF January
2004 AND DULY RECORDED IN PLAT BOOK NO.
100 ON PAGES 178-179
DOROTHY H. MILKEN, CLERK OF CIRCUIT COURT
BY *[Signature]*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CITY CENTER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 9, 10, 11 AND 12, BLOCK 91 AND LOTS 1, 2, 3, 4 AND 5, BLOCK 99, RESUBDIVISION OF BLOCKS 91 AND 92 AND THE WEST 1/2 OF BLOCK 99, TOWN OF LINTON (NOW DELRAY), (PLAT BOOK 2, PAGE 21) SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11 AND 12, BLOCK 91 AND LOTS 1, 2, 3, 4 AND 5, BLOCK 99, RESUBDIVISION OF BLOCKS 91, 92 AND THE WEST HALF OF BLOCK 99, TOWN OF LINTON (NOW DELRAY), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 63,027 SQUARE FEET OR 1.45 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS OCEAN CITY LOFTS AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF 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.

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

THE NON-VEHICULAR ACCESS LINES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF NOVEMBER, 2003.

CITY CENTER DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: *Pamela Chabuz*
NAME: Pamela Chabuz
MANAGING PARTNER
WITNESS: *Priscilla Cutler*
NAME: Priscilla Cutler

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF CITY CENTER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF NOVEMBER 2003.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC
NAME: *Chan. S. MacKen*
COMMISSION NO.: *DD 924618*

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MICHAEL S. WEINER, 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 CITY CENTER DEVELOPMENT, LLC, A DELAWARE 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/25/03
[Signature]
MICHAEL S. WEINER
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 15467, AT PAGE 1596 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 10th DAY OF DECEMBER, 2003.

COLONIAL BANK
WITNESS: *[Signature]* NAME: Barbara A. Zimmerman
BY: *[Signature]* NAME: WILLIAM F. PAINTER VICE-PRESIDENT
WITNESS: *[Signature]* NAME: CHUCK MARASO

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *William F. Painter* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF COLONIAL BANK, 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 10 DAY OF December 2003.

MY COMMISSION EXPIRES: 10/1/2007
[Signature]
NOTARY PUBLIC
NAME: Charles Marasco
COMMISSION NO.: DD 154886

CITY APPROVAL:

THIS PLAT OF "OCEAN CITY LOFTS" AS APPROVED ON THE 9 DAY OF SEPTEMBER A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

VICE MAYOR: *[Signature]*
ATTEST: *[Signature]* CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL

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 OCEAN CITY LOFTS AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 10-15-03
[Signature]
JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

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.

[Signature] 12/8/03
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
2601 NORTHERN FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF N.E. 4TH AVENUE HAVING A BEARING OF N.0°00'00"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.

