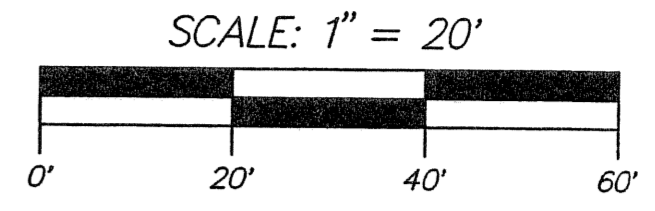


00012-005

NORTH DEL-IDA ESTATES

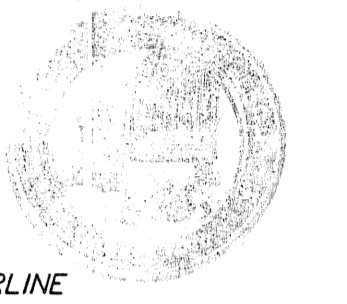
BEING A REPLAT OF LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 2, DEL-IDA PARK (PLAT BOOK 9, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

MAY 2005
SHEET 1 OF 1



COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT PM
THIS 14th DAY OF NOVEMBER
20 05, AND DULY RECORDED IN PLAT BOOK NO.
106 ON PAGE 133
SHARON R. BOCK, CLERK OF CIRCUIT COURT
BY Alicia S. Johnson C.



LEGEND:
C = CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB 353")
C.A. = CENTRAL ANGLE
C.B. = CHORD BEARING

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COASTAL PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 2, DEL-IDA PARK (PLAT BOOK 9, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "NORTH DEL-IDA ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 2, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 42,200 SQUARE FEET OR 0.97 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 4 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY EASEMENTS SHOWN HEREON ARE 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, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING 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 MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF October 2005.

WITNESS: Jim Pate BY: Andrew Spengler
COASTAL PROPERTY HOLDINGS, LLC
MANAGER
WITNESS: JST

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ANDREW SPENGLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF COASTAL PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED 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 OFFICIAL THIS 7 DAY OF October 2005.
MY COMMISSION EXPIRES: May 11, 2008

NOTARY PUBLIC
NAME: Frances J. Valentin
COMMISSION NO.: DD 298692

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Carol M. Rae, 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 COASTAL PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 10/10/05
NAME: Carol M. Rae
ATTORNEY, STATE OF FLORIDA

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 "NORTH DEL-IDA ESTATES", AS REQUIRED BY CHAPTER 177.091 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 10-06-05

John D. Weaver
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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

Paul D. Engle 10/06/05
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUITER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

CITY APPROVAL:

THIS PLAT OF "NORTH DEL-IDA ESTATES" AS APPROVED ON THE 5th DAY OF August, A.D. 2005, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

Jeffrey ATTEST: Jessie Whipple Deputy City Clerk
MAYOR FOR CITY CLERK: Chevelle D. Nubin
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul DeLong DIRECTOR OF PLANNING AND ZONING
Randall H. Kujawa CITY ENGINEER
W.S. Adams CHAIRPERSON, PLANNING AND ZONING BOARD
W.S. Adams FIRE MARSHAL

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE LINE OF NE. 2ND AVENUE HAVING AN ASSUMED BEARING OF N0°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 THIS COUNTY.

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, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483. (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:

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 EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

