

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that GULFSTREAM VIEWS, LLC, a Florida Limited Liability Company, licensed to do business in Florida, owner of the land shown hereon, being in Section 4, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as GULF STREAM VILLAS, being more particularly described as follows:

ALL OF BLOCKS C AND D AND THE EAST HALF (E 1/2) OF A 20 FOOT WIDE ALLEYWAY LYING WEST OF BLOCK C AND BLOCK D OF "REPLAT OF BLOCKS 2-5 INCL., GULF STREAM ESTATES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 57,142 SQUARE FEET (1.312 ACRES), MORE OR LESS:

has caused said lands to be surveyed and platted as shown hereon to be known as the GULF STREAM VILLAS plat, said plat being a replat, and further dedicates as follows:

LOTS 101-104, LOTS 201-205, LOTS 301-305 are hereby platted for private purposes and cross drainage easement purposes, as allowed pursuant to the Planning and Zoning Regulations of the City of Delray Beach.

TRACT "A" & "B" are hereby dedicated to Delray Gulf Stream Villas Homeowners Association as common area/open space, for drainage, landscaping and landscaping maintenance, and designated private parking; to be owned and maintained by said Association, their successors in title, heirs, or assigns.

ALONG WITH THE FOLLOWING EASEMENTS:

The Sidewalk Easement is hereby dedicated to the public for proper purposes.

General Utility (G.U.) Easements are hereby dedicated to public and/or private utilities for proper services.

Drainage Easements (D.E.) are hereby dedicated to the Delray Gulf Stream Villas Homeowners Association for drainage purposes; to be maintained by said Association, their successors in title, heirs, or assigns.

All Water Easements shown hereon are hereby dedicated exclusively to the City of Delray Beach for the purpose of access, construction, maintenance, and operation activities of water mains.

IN WITNESS WHEREOF, the above-named company has caused these presents to be signed by its Managing Member, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 10th day of JANUARY, 2006.

GULFSTREAM VIEWS, LLC, a Florida Limited Liability Company, licensed to do business in Florida

Signature of Edward Colson, Managing Member, and witness signature.

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared EDWARD COLSON, who is personally known to me or has produced FLORIDA LICENSE as identification, and who executed the foregoing instrument as Managing Member of GULFSTREAM VIEWS, LLC, a Florida Limited Liability Company, 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 10th day of JANUARY, 2006.

My commission expires Aug. 19, 2006

Commission no. DD146129

Signature of Catherine A. Dunn, Notary Public - State of Florida.



MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

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 19686 at Page 1000 of the Public Records of Palm Beach County, Florida, and shall be subordinated to the dedication shown hereon, and Official Record Book 19686 at Page 1046.

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its President Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 12 day of January, 2006.

WITNESS: Signature of Claire Herbse, Title: AVP

WITNESS: Signature of A. Ernot, Title: AVP

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Palm Beach } SS

BEFORE ME personally appeared Michael Rosenberg, who is personally known to me or has produced as identification, and who executed the foregoing instrument as AVP of STERLING BANK, 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 12 day of January, 2006

My commission expires AUG. 15, 2009

Commission no. DD456477

Signature of Amy Ernot, Notary Public - State of Florida.

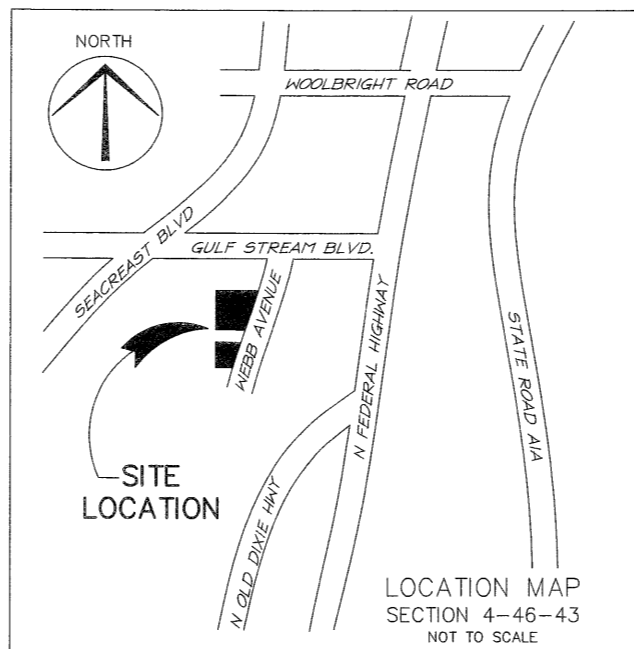


GULF STREAM VILLAS

A REPLAT OF PORTIONS OF "REPLAT OF BLOCKS 2-5 INCL., GULF STREAM ESTATES", PLAT BOOK 23, PAGE 46, PALM BEACH COUNTY RECORDS SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA JUNE, 2005

SHEET 1 OF 2 SHEETS 20060203983

STATE OF FLORIDA COUNTY OF PALM BEACH 117 THIS PLAT WAS FILED FOR RECORD AT PM THIS 6 DAY OF APRIL, 20 06 AND DULY RECORDED IN PLAT BOOK 107, PAGES 117 THROUGH 118 SHARON R. BOCK CLERK & COMPTROLLER BY: Melina L. Johnson D.C.



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.

- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED UPON 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.
3. THERE SHALL BE NO TREES AND SHRUBS PLACED UPON 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 UTILITY COMPANIES OCCUPYING SAME.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF GULF STREAM BOULEVARD, SAID SOUTH LINE HAVING AN ASSUMED BEARING OF SOUTH 89°24'53" WEST.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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 GULF STREAM VILLAS, IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES.

Signature of David P. Lindley, Date: 1-9-06. DAVID P. LINDLEY LICENSE NO. 5005 STATE OF FLORIDA CAULFIELD & WHEELER, INC. CERTIFICATE OF AUTHORIZATION NO. L.B. 3591

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED 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 FOR THE REQUIRED IMPROVEMENTS OF SAID CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

Signature of Brent A. Spencer, P.S.M., Date: 1/05/06. BRENT A. SPENCER, P.S.M. STATE OF FLORIDA REGISTRATION NUMBER 6388

PREPARING SURVEYOR'S STATEMENT: THIS INSTRUMENT WAS PREPARED BY BRENT A. SPENCER, P.S.M., OF:

Craven-Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYORS 5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417 TEL: (561) 688-5010 FAX: (561) 688-1037 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 TEL: (954) 739-6400 FAX: (954) 739-6409 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

CITY COMMISSION

THIS PLAT OF GULF STREAM VILLAS, WAS APPROVED ON THIS 20th DAY OF March, A.D. 2006 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Signature of Mayor, Attest: Signature of Cheryl D. Nelson, City Clerk

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Signatures of Paul Sorley (Director of Planning and Zoning), Marked Frade (Chairperson, Planning and Zoning), Randal H. Kujawa (City Engineer), W. S. Adams (Fire Marshal), and Paul R. Hales (Director of Environmental Services).

CERTIFICATE OF TITLE:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

I, SAMUEL D. STROMBERG, 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 GULFSTREAM VIEWS, 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 encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: January 24, 2006 Signed: Samuel D. Stromberg, Esquire

Table with 7 columns: BANK, CITY, REVIEWING SURVEYOR, SURVEYOR & MAPPER, and others. Contains various stamps and signatures.