

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

# MICHAEL'S WAY

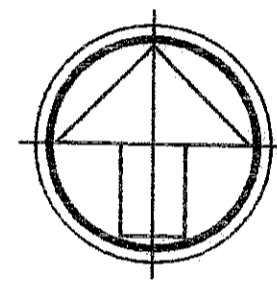
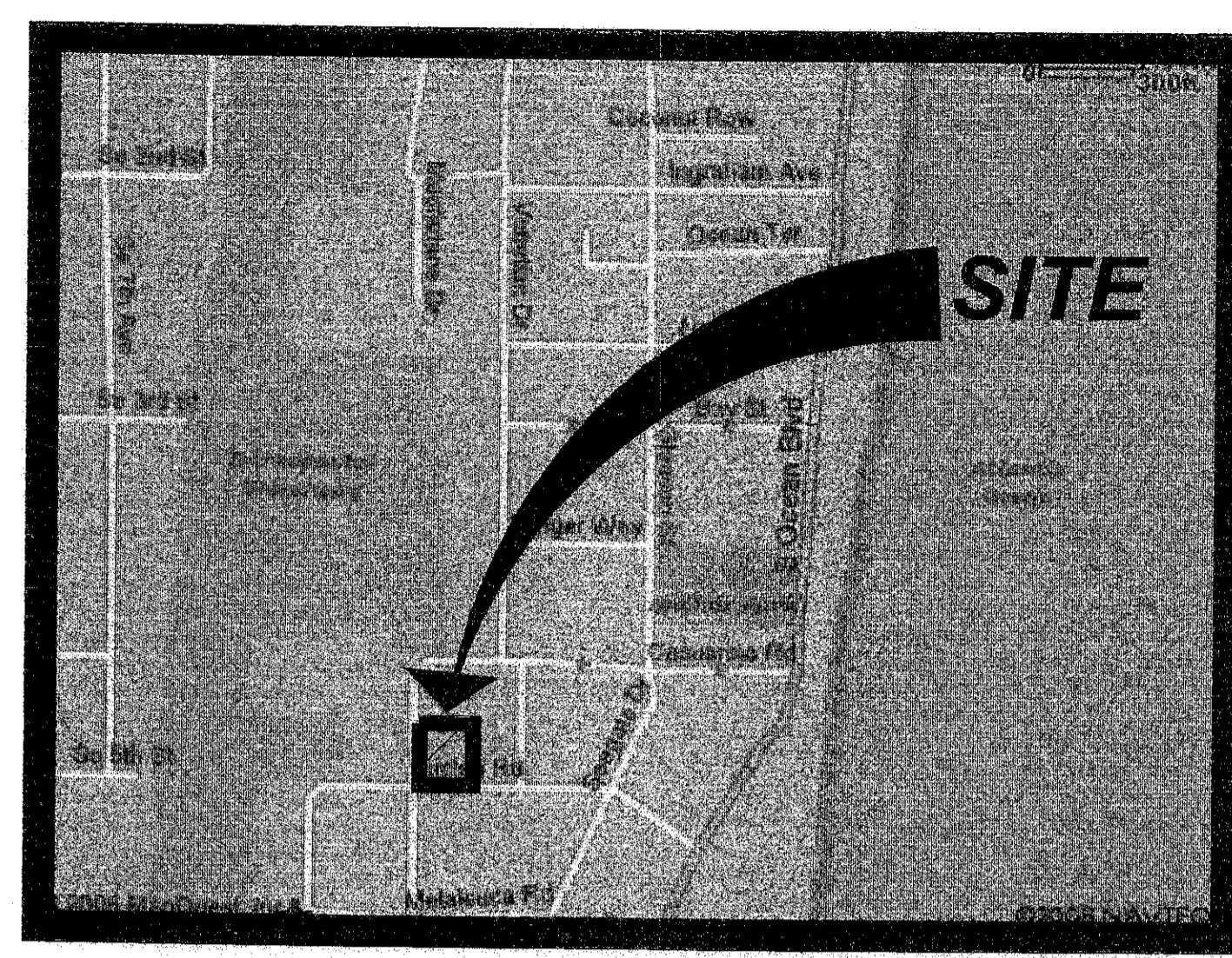
A REPLAT OF LOT 4, BLOCK 13, SEAGATE SECTION "A" (PB 20, PG 48, PBCR),  
LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

**SDA SHAH DROTOS & ASSOCIATES** ENGINEERING SURVEYING PLANNING  
CERTIFICATE OF AUTHORIZATION NO. LB6456  
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064  
PH: 954-943-9433 • FAX: 954-783-4754  
JANUARY, 2006

103

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 11:10 AM, this 3 day of Oct., 2006 and duly recorded in Plat Book No. 103 on Pages 103 and 104.  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: Sharon Bock DC

00012-087



## LOCATION PLAN

SECTION 21, TOWNSHIP 46S, RANGE 43E

NO SCALE

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT JHN PROPERTIES, INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 13, SEAGATE SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 14,866 SQUARE FEET (0.341 ACRE), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS MICHAEL'S WAY AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1, 2 AND 3, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH, FLORIDA.

THE ACCESS AND MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNER(S) OF LOT 2 FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF THE IMPROVEMENTS LOCATED UPON SAID LOT 2.

THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE MICHAEL'S WAY HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

GENERAL UTILITY (G.U.) EASEMENT SHOWN HEREON IS 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.

EXCLUSIVE UTILITY (E.U.) EASEMENT SHOWN HEREON IS DEDICATED TO FLORIDA POWER AND LIGHT COMPANY FOR ELECTRIC UTILITY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 7 DAY OF September, 2006.

WITNESS: [Signature] BY: JHN PROPERTIES, INC.  
PRINTED NAME: Michael D. Rose A FLORIDA CORPORATION

WITNESS: [Signature]  
PRINTED NAME: Betsy K. Stevens

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BY: [Signature]  
JEFF NORMAN  
PRESIDENT

BEFORE ME PERSONALLY APPEARED JEFF NORMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JHN PROPERTIES, INC., A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID FLORIDA CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID FLORIDA CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September, 2006.

MY COMMISSION EXPIRES: [Signature]  
Betsy K. Stevens  
PRINTED NAME: Betsy K. Stevens

REVIEWING SURVEYOR'S STATEMENT:  
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS MICHAEL'S WAY PLAT, AS REQUIRED BY CHAPTER 177.061 (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: 9/11/06 BY: [Signature]  
PAUL D. ENGLE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5708

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Jeffrey Levine, 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 JHN PROPERTIES, 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: 9/7/06 BY: [Signature]  
PRINTED NAME: Jeffrey Levine

### CITY APPROVALS:

THIS MICHAEL'S WAY PLAT WAS APPROVED ON THE 10th DAY OF April, A.D. 2006 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: [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

### SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF SAGE DRIVE. SAID LINE BEARS NORTH 00°00'00" EAST (ASSUMED)
- 2. 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.
- 3. 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.
- 4. 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.
- 5. D.E. - DENOTES DRAINAGE EASEMENT.  
PRM - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED.  
P.B. - DENOTES PLAT BOOK. P.R.M. - DENOTES PERMANENT REFERENCE MARKER  
ORB - DENOTES OFFICIAL RECORDS BOOK. R - DENOTES RADIUS.  
POB - DENOTES POINT OF BEGINNING. D. - DENOTES CENTRAL ANGLE  
POC - DENOTES POINT OF COMMENCEMENT. L - DENOTES ARC LENGTH  
U.E. - DENOTES UTILITY EASEMENT. P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS  
R/W - DENOTES RIGHT-OF-WAY. SF - DENOTES SQUARE FEET  
G.U. - DENOTES GENERAL UTILITY EASEMENT. PCP - DENOTES PERMANENT CONTROL POINT (LB#6456)  
N.R. - DENOTES NON-RADIAL.
- 6. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

### 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: August 21, 2006 BY: [Signature]  
MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 04-0695

