

20080196658

OCEAN TERRACES OF DELRAY BEACH 72

A PLAT OF A PORTION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST

AND ALSO BEING A REPLAT OF LOTS 28, 29, 30 AND 31, BLOCK ONE OF KENMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:39 A.M.
THIS 23rd DAY OF MAY A.D. 2008 AND DULY RECORDED IN PLAT BOOK 111 ON PAGES 72 AND 73.

SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *Michelle Papp*
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS
I, *Paul B. Wigle*, 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 IN OCEAN TERRACES AT DELRAY BEACH, 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.

DATE: 4/29/08
Paul D. Wigle
ATTORNEY-AT-LAW LICENSED IN 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 OCEAN TERRACES OF DELRAY BEACH 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: 4/29/08
Paul D. Wigle
PROFESSIONAL SURVEYOR AND MAPPER NO. 5708
STATE OF FLORIDA

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

DATE: 4/29/08
Frederick M. Lehman
PROFESSIONAL SURVEYOR AND MAPPER NO 4304
STATE OF FLORIDA
PREPARED IN THE OFFICES OF JOHN A. GRANT, JR., INC
3333 N. FEDERAL HIGHWAY, STE #3
BOCA RATON, FLORIDA 33431
LICENSED BUSINESS LB-50

CITY APPROVAL

THE PLAT OF OCEAN TERRACES OF DELRAY BEACH IS APPROVED ON THE 18 DAY OF March, A.D. 2008 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Paul D. Wigle
MAYOR

ATTEST: *Janet D. Hostkins*
Acting Deputy CITY CLERK

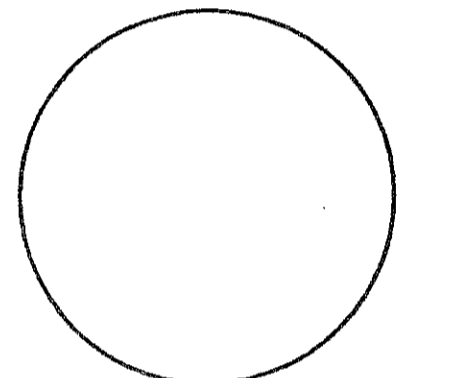
AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Paul D. Wigle
DIRECTOR OF PLANNING AND ZONING

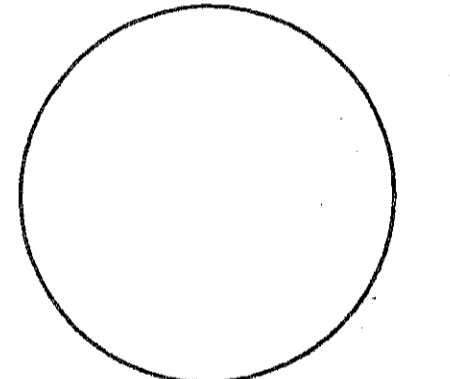
Paul H. Zeb
CHAIRPERSON, PLANNING AND ZONING BOARD

Randall H. Kujawa
CITY ENGINEER

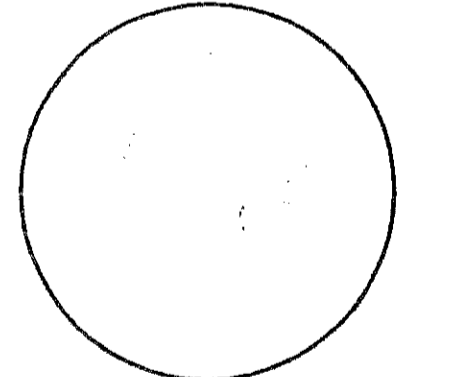
John Fogarty
FIRE MARSHAL



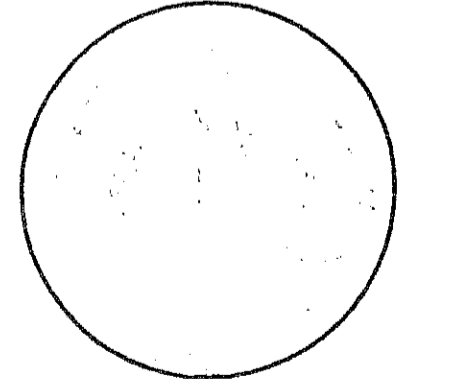
OCEAN TERRACES AT DELRAY BEACH, LLC DEDICATION



MORTGAGEE'S CONSENT



REVIEWING SURVEYOR



SURVEYOR



CITY OF DELRAY BEACH

SHEET 1 OF 2

OCTOBER 2004

INDEX OF SHEETS

SHEET NO. 1 TITLE AND CERTIFICATION SHEETS
SHEET NO. 2 DETAIL SHEET

SURVEYORS STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
FREDERICK M. LEHMAN IN THE OFFICES OF JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (561) 395-3333
FAX NUMBER: (561) 395-3315
LICENSED BUSINESS NO.: LB-50

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.

STATISTICAL DATA

RESIDENTIAL LOTS	1.013 AC.
ADDITIONAL RIGHT-OF-WAY TRACTS (TRACT A)	0.026 AC.
TOTAL AREA THIS PLAT	1.039 AC.
PROPOSED UNITS	6
PROPOSED DENSITY: 5.77 D.U./AC.	
ZONING USE: RM	

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE OCEAN TERRACES AT DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AS A PLAT OF A PORTION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF LOTS 28, 29, 30 AND 31, BLOCK ONE OF KENMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OCEAN TERRACES OF DELRAY BEACH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 28, 29, 30 AND 31, BLOCK ONE OF KENMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS OCEAN TERRACES OF DELRAY BEACH, AND DO HEREBY DEDICATE AS FOLLOWS:

- LOTS 1, 2, 3, 4, 5 AND 6, AS SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.
- ADDITIONAL RIGHT-OF-WAY TRACTS:
TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- DRAINAGE EASEMENT:
THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO OCEAN TERRACES AT DELRAY BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR THE PURPOSE OF SITE DRAINAGE AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- GENERAL UTILITY EASEMENTS:
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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF APRIL, A.D., 2008.

OCEAN TERRACES AT DELRAY BEACH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Gustavo Bolanos*
SIGN
GUSTAVO BOLANOS
PRINT
Jackie Donnelly
SIGN
JACKIE DONNELLY
PRINT

BY: *Joseph S. Grenadier*
TITLE: MANAGING MEMBER

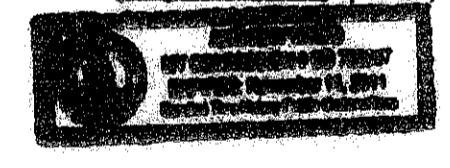
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED Joseph S. Grenadier WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Managing Member OF OCEAN TERRACES AT DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF April, A.D., 2008.

MY COMMISSION EXPIRES: November 11, 2011
MY COMMISSION NUMBER: DD 726037



Audrey M. W.
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF Florida)
COUNTY OF Broward)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 17309, AT PAGE 0252 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF April, A.D., 2008.

WITNESS: *David R. Mazza*
SIGN
DAVID R. MAZZA
PRINT
Jeffrey Lippincott
SIGN
JEFFREY LIPPINCOTT
PRINT

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Broward)SS

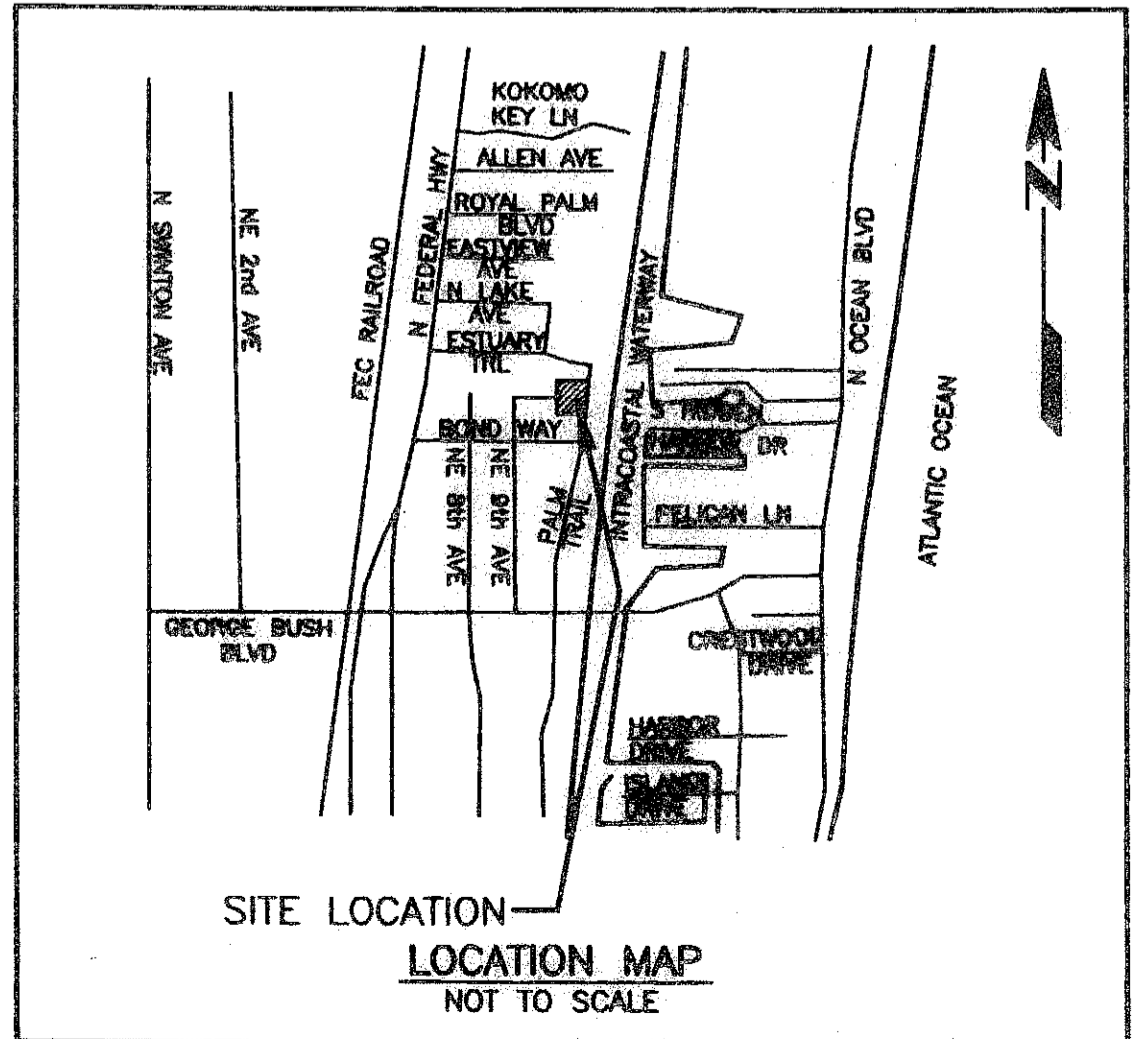
BEFORE ME PERSONALLY APPEARED DAVID R. MAZZA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGENT BANK, N.A., A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 16 DAY OF APRIL, A.D., 2008.

MY COMMISSION EXPIRES: 6-11-2010
MY COMMISSION NUMBER: DD 517915



Sherry M. Howell
NOTARY PUBLIC, STATE OF FLORIDA



REVISE: 4/15/08
REVISE: 6/16/06
REVISE: 2/13/06 RL
DATE: 5 OCTOBER 2004
JOB NUMBER: JG-100-9055-K
FILE NAME: \\JAG\CADD2\JG9055-K\KENMONT\128 TO 31 BK 1\RECORD PLAT\RECORD PLAT.DWG
AAJHE