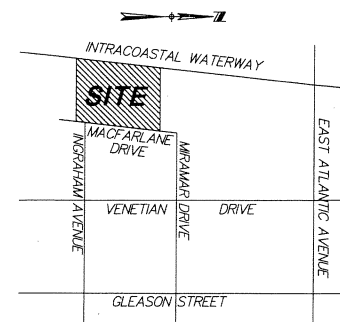


SEAGATE YACHT CLUB

BEING A REPLAT OF LOTS 1 AND 2, YACHT CLUB AT DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGES 151 AND 152, (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
MARCH 2014



LOCATION MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SEAGATE MARINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEAGATE YACHT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOTS 1 AND 2, YACHT CLUB AT DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGES 151 AND 152 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, YACHT CLUB AT DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGES 151 AND 152, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 141803 SQUARE FEET OR 3.26 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "SEAGATE YACHT CLUB" AND HEREBY DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 11, TRACT "A" AND TRACT "B" ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEAGATE TOWNHOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE SIDEWALK EASEMENT IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS.

THE SPECIAL ACCESS EASEMENTS ARE HEREBY RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 11, INCLUSIVE, TRACT "A" AND TRACT "B", THEIR SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEAGATE MARINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE 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; 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 UTILITY.

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 20 DAY OF June, 2014.

SEAGATE MARINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Thomas Laudan* BY: *Thomas Laudan*
THOMAS LAUDAN
MANAGER

WITNESS: *Joseph Ciuffi*

ACKNOWLEDGEMENT:

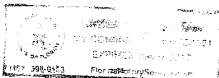
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS LAUDAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SEAGATE MARINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY 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 20 DAY OF June 2014.

MY COMMISSION EXPIRES: 7/9/17

Chelsey Gratty
NOTARY PUBLIC
NAME: *Chelsey Gratty*
COMMISSION NO.: *FE 034561*



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 20 DAY OF June, 2014.

SEAGATE YACHT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Thomas Laudan* BY: *Thomas Laudan*
THOMAS LAUDAN
MANAGER

WITNESS: *Joseph Ciuffi*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS LAUDAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SEAGATE YACHT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY 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 20 DAY OF June 2014.

MY COMMISSION EXPIRES: 7/9/17

Chelsey Gratty
NOTARY PUBLIC
NAME: *Chelsey Gratty*
COMMISSION NO.: *FE 034561*



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK F. GRANT, ESQUIRE, 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 SEAGATE MARINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEAGATE YACHT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE PLAT SHOWN HEREON.

DATE: June 23, 2014

Mark F. Grant
MARK F. GRANT, ESQUIRE
ATTORNEY, STATE OF FLORIDA

CITY APPROVAL:

THIS PLAT OF "SEAGATE YACHT CLUB" AS APPROVED ON THE 17th DAY OF June, A.D. 2014, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

Thomas Laudan ATTEST: *Sharon R. Bock*
MAYOR CITY CLERK

AND REVIEWED, (ACCEPTED), AND CERTIFIED BY:

David Ko CHAIRPERSON, PLANNING AND ZONING BOARD
Aug. K. CHAIRPERSON, PLANNING AND ZONING BOARD

David Ko
CITY ENGINEER

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SEAGATE TOWNHOME OWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATES AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF June, 2014.

SEAGATE TOWNHOME OWNERS ASSOCIATION, INC,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Chelsey Thomas* BY: *Thomas D. Laudan*
PRINT NAME: THOMAS D. LAUDAN
PRESIDENT

WITNESS: *Joseph Ciuffi*
PRINT NAME:

ACKNOWLEDGEMENT:

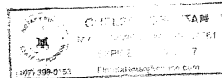
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS D. LAUDAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEAGATE TOWNHOME OWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 20 DAY OF June 2014.

MY COMMISSION EXPIRES:

Chelsey Gratty
NOTARY PUBLIC
NAME: *Chelsey Gratty*
COMMISSION NO.: *FE 034561*



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 "SEAGATE YACHT CLUB", 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: 7-3-14

David P. Lindley
DAVID P. LINDLEY
LICENSE NO. 5005
STATE OF FLORIDA
CAULFIELD WHEELER, INC.
CERTIFICATE OF AUTHORIZATION #LB 3591

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. 177.09(9), F.S. WILL BE 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 6/20/14
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLITER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF TRACT "A", (PLAT BOOK 110, PAGES 151-152), HAVING AN ASSUMED BEARING OF N7°20'10"E.

NOTE: 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, SLITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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.

