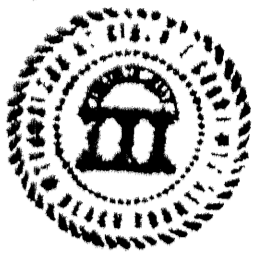


56

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
This Plat was filed for record at 2:20 P.M.
this 24 day of APRIL 1996
and duly recorded in Plat Book No. 77
on page 56
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



OCEAN ISLES AT DEL - RATON

A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST
AND ALSO BEING A REPLAT OF LOTS 1,2,3,4 AND 5, BLOCK 34 OF DEL-RATON PARK AS RECORDED
IN PLAT BOOK 14, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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

AUGUST 1995
SHEET 1 OF 1

THIS PLAT OF THE OCEAN ISLES AT DEL-RATON AS APPROVED ON THE 5th DAY OF DECEMBER, A.D., 1996 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: *[Signature]*
CITY CLERK
[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature]
FIRE MARSHAL
[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RGS PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OCEAN ISLES AT DEL-RATON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1-5, BLOCK 34 OF DEL-RATON PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 9-10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- 1. COMMON AREAS:
TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OCEAN ISLES AT DEL-RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PARKING AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- 2. UTILITY EASEMENTS:
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF GENERAL UTILITIES, INCLUDING BUT NOT LIMITED TO POWER, COMMUNICATIONS, WATER, SEWER AND STORM DRAINAGE.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF APRIL, 1996.

RGS PROPERTIES, A FLORIDA CORPORATION

WITNESS: *[Signature]*
Nancy PARENT
PRINT
WITNESS: *[Signature]*
Lynn E. BENSON
PRINT

BY: *[Signature]*
RANDALL G. SKRABONJA, PRESIDENT AND SECRETARY

NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER LB-50

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF DELRAY BEACH ZONING REQUIREMENTS.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED RIGHT OF MAINTENANCE PURPOSES.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N02°47'53"W ALONG THE CENTERLINE OF FLORIDA BOULEVARD PER PLAT OF TROPIC ISLE 3rd SECTION AS RECORDED IN PLAT BOOK 25, PAGES 36 AND 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

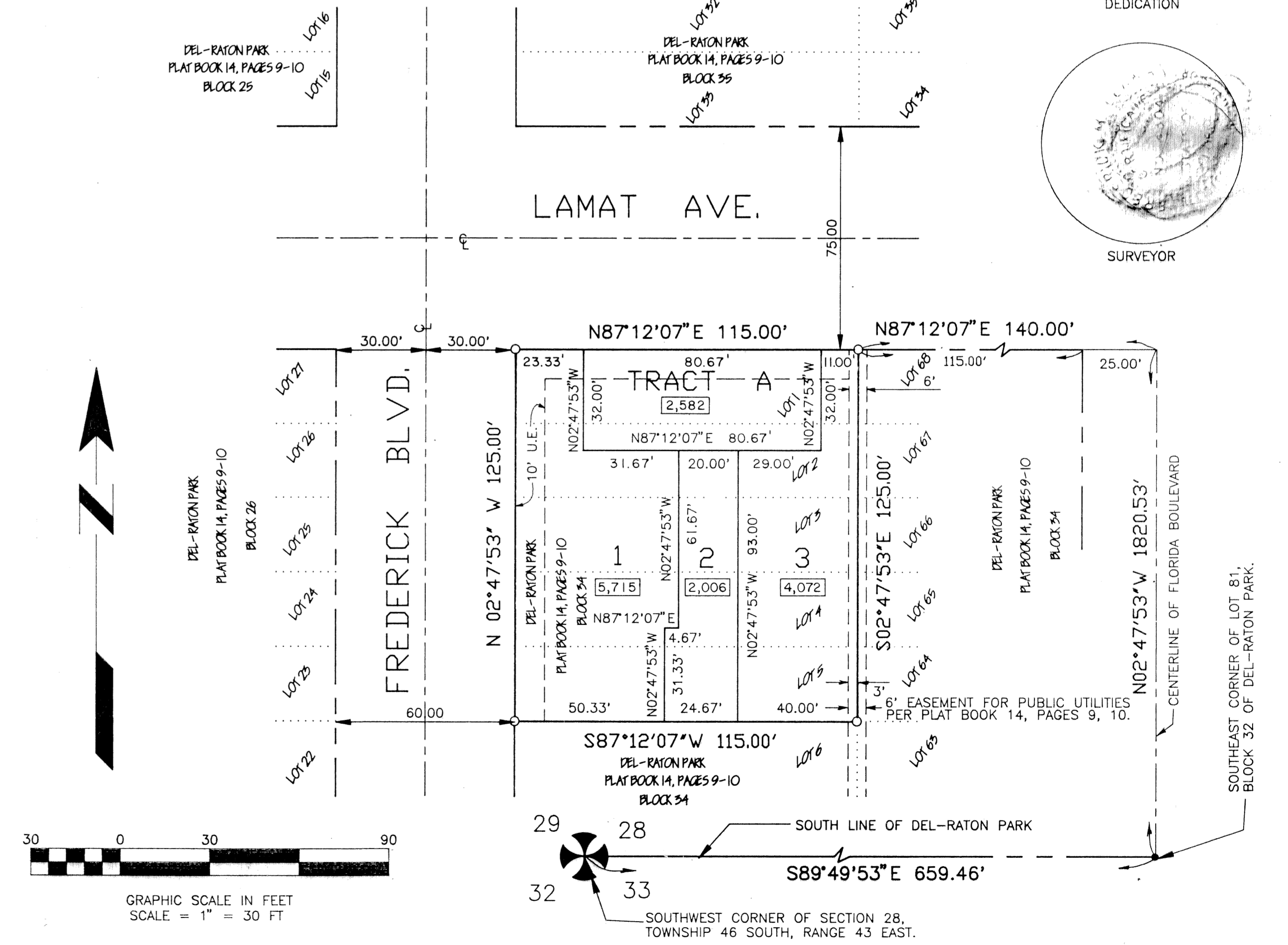
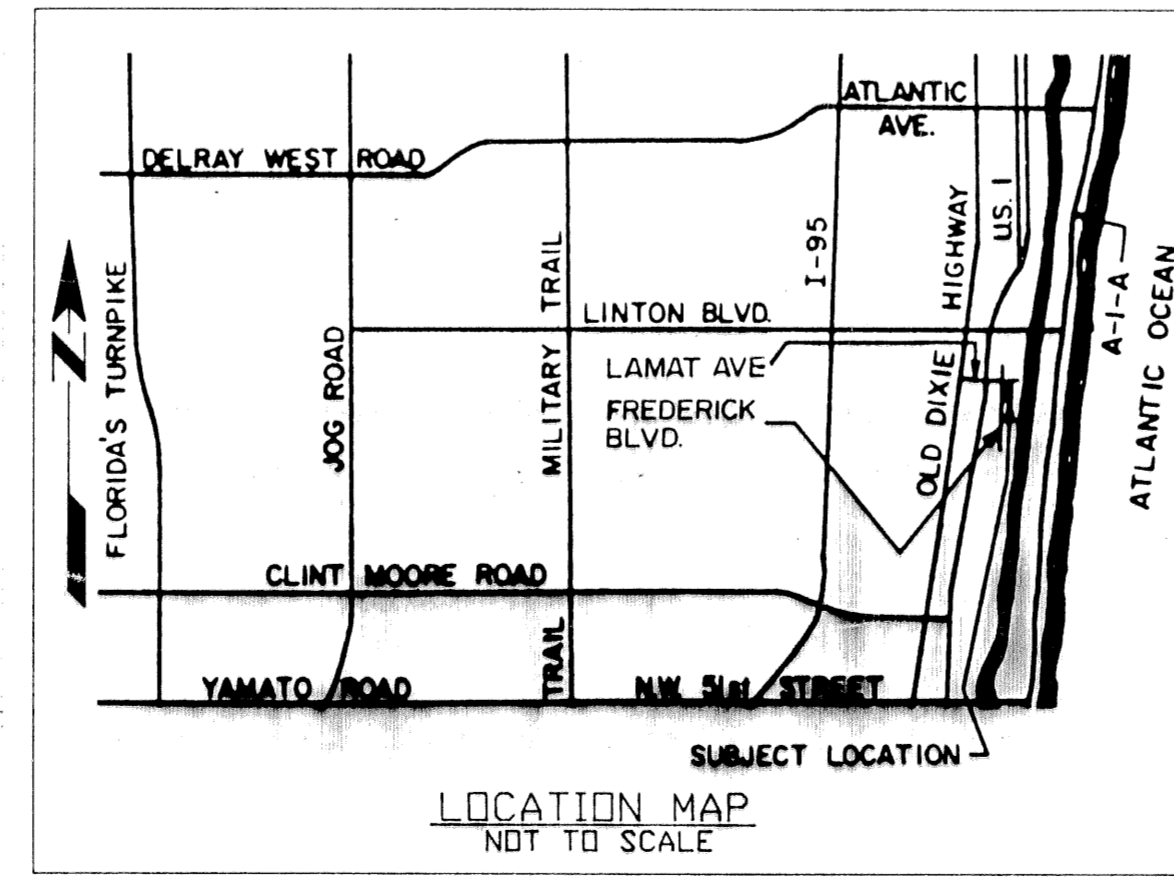
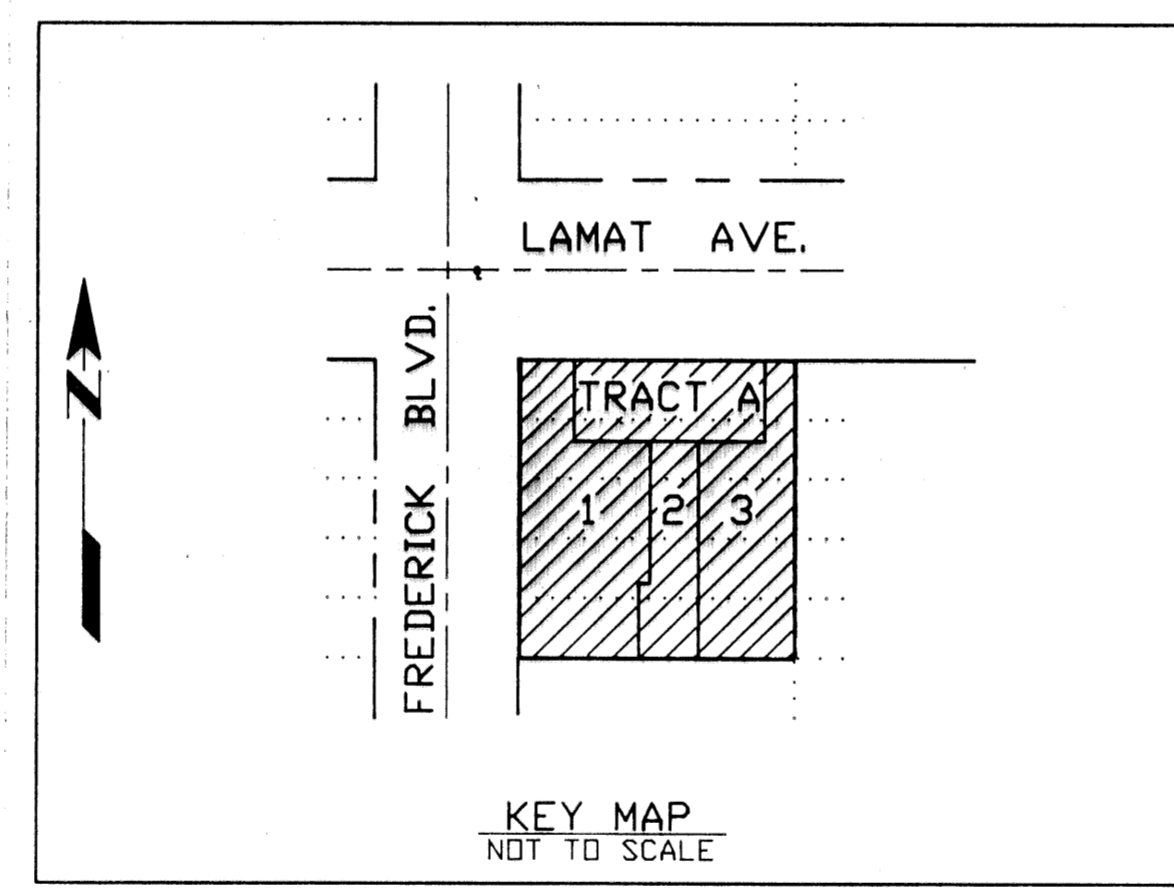
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
FREDERICK M. LEHMAN
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER (407) 395-3333

STATISTICAL DATA

TOTAL AREA THIS PLAT	0.330 AC.
TOTAL AREA OF LOTS	0.271 AC.
AREA OF COMMON AREA (TRACT A)	0.059 AC.
TOTAL NUMBER UNITS PROPOSED	3 UNITS
DENSITY PROPOSED	9.091 UNITS/AC.
LAND USE : APARTMENT	

LEGEND :
O PRM PERMANENT REFERENCE MONUMENT
[2250] INDICATES AREA OF LOT IN SQUARE FEET
C INDICATES CENTERLINE
U.E. INDICATES UTILITY EASEMENT



ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED RANDALL G. SKRABONJA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF RGS PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 April, 1996.
MY COMMISSION EXPIRES: 7/25/97
MY COMMISSION NUMBER: CC 306056
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
I, EDWARD H. GILBERT, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO RGS PROPERTIES, INC., A FLORIDA CORPORATION; 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 SUBDIVISION DEPICTED BY THIS PLAT.

MARCH 28, 1996
DATE
[Signature]
EDWARD H. GILBERT
ATTORNEY-AT-LAW LICENSED IN 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) 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.

APRIL 11, 1996
DATE
[Signature]
FREDERICK M. LEHMAN
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4304
STATE OF FLORIDA

SUBDIVISION - OCEAN ISLES AT DEL-RATON
BOOK 77
FLOOD ZONE -
QUAD # -
SE -
PUD NAME CITY OF DELRAY

