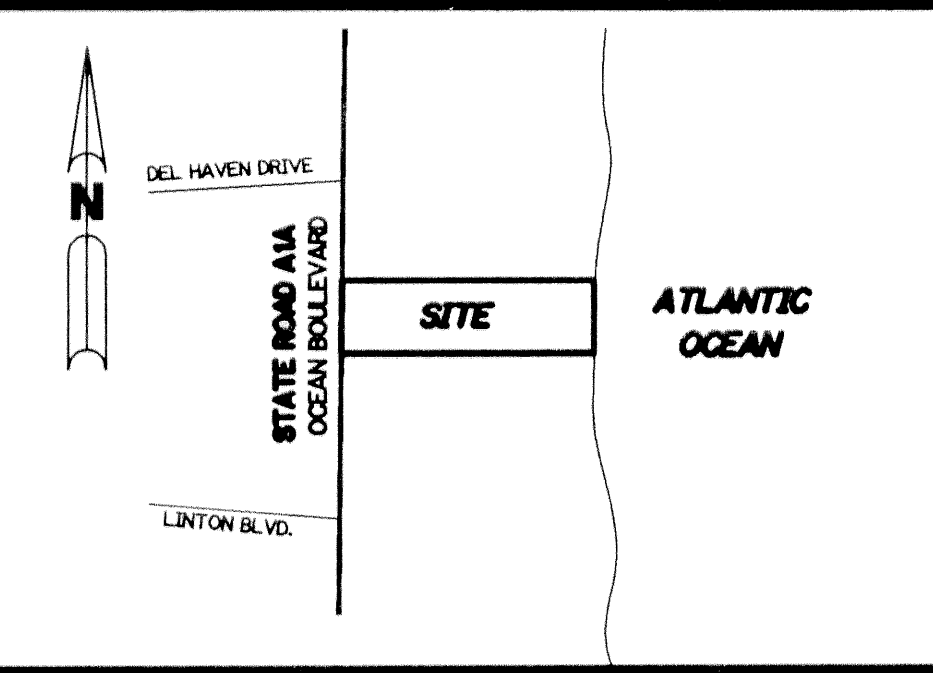
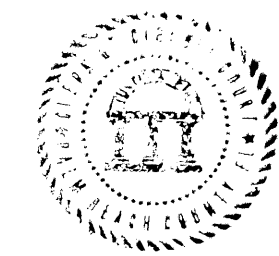


DELRAY OCEAN ESTATES

A PORTION OF
SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 AUGUST, 1996

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.S.M. #4213 STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA }
This Plat was filed for record at 11:33 AM
on this 24 day of March 1997
and duly recorded in Plat Book No. 77
on page 69-70
DOROTHY H. WILKEN, Clerk of Circuit Court
By *[Signature]* D.C.



LOCATION SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DIKAL, A FLORIDA JOINT VENTURE, SEA AIRE BY THE SEA, INC., A FLORIDA CORPORATION, AND NEW GUARD HILL CORPORATION, A DELAWARE CORPORATION ARE THE OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING A PART OF SECTION 21 OF TOWNSHIP 46 SOUTH, RANGE 43 EAST, BOUNDED AS FOLLOWS:

ON THE EAST BY THE EROSION CONTROL LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 2201, PAGE 1663 THROUGH 1664, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE WEST BY THE EAST OF WAY LINE OF STATE ROAD 1A (FORMERLY STATE ROAD 140) AS THE SAME IS PROVIDED FOR BY THE DEED RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN DEED BOOK 584, PAGE 257; ON THE SOUTH BY A LINE PARALLEL TO AND 3020 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF GOVERNMENT LOT 1 OF SECTION 28, TOWNSHIP AND RANGE AFORESAID; ON THE NORTH BY A LINE PARALLEL TO AND 4900 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES, THE NORTH LINE OF THE AFORESAID SECTION 21, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST AND SOUTH BOUNDARY LINES AS PREVIOUSLY DESCRIBED; THENCE NORTH 09°13'27" WEST, A DISTANCE OF 149.70 FEET; THENCE NORTH 89°30'25" EAST ALONG THE PREVIOUSLY DESCRIBED NORTH BOUNDARY LINE, A DISTANCE OF 429.21 FEET; THENCE SOUTH 05°08'43" WEST ALONG THE PREVIOUSLY DESCRIBED EAST BOUNDARY LINE, A DISTANCE OF 148.85 FEET, THENCE SOUTH 89°32'12" WEST ALONG THE PREVIOUSLY DESCRIBED SOUTH BOUNDARY LINE, A DISTANCE OF 439.95 FEET TO THE POINT OF BEGINNING.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE DELRAY OCEAN ESTATES AND FURTHER DEDICATES AS FOLLOWS:

LOTS A THROUGH G, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACT A IS HEREBY DEDICATED TO THE DELRAY OCEAN ESTATES HOMEOWNERS ASSOCIATION, INC. AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND/OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT O.S. 1 IS HEREBY DEDICATED TO THE DELRAY OCEAN ESTATES HOMEOWNERS ASSOCIATION, INC. AS OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, ALONG WITH THE FOLLOWING EASEMENTS:

THE LIMITED ACCESS EASEMENT IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING TRACTS AND STATE ROAD A-1-A.

GENERAL UTILITY EASEMENT - GENERAL UTILITY 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, CABLE TELEVISION AND ANY OTHER APPROVED UTILITIES.

THE PEDESTRIAN ACCESS EASEMENT IS MADE TO THE DELRAY OCEAN ESTATES HOMEOWNERS ASSOCIATIONS, INC. FOR THE PURPOSE OF PROVIDING PRIVATE PEDESTRIAN ACCESS BETWEEN LOTS A THROUGH G AND TRACT O.S.1 AND WILL BE MAINTAINED BY SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

IN WITNESS WHEREOF, DIKAL, A FLORIDA JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF March, 1997.

[Signature]
DIKAL
A FLORIDA JOINT VENTURE
WITNESS:

[Signature]
BY: JOSEPH C. DIAMOND
ITS GENERAL PARTNER
WITNESS:

IN WITNESS WHEREOF, SEA AIRE BY THE SEA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF March, 1997.

[Signature]
SEA AIRE BY THE SEA, INC.
A FLORIDA CORPORATION
WITNESS:

[Signature]
BY: MARY JONAP
ITS PRESIDENT
WITNESS:

IN WITNESS WHEREOF, NEW GUARD HILL CORP., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF March, 1997.

[Signature]
NEW GUARD HILL CORPORATION
A DELAWARE CORPORATION
WITNESS:

[Signature]
BY: JOAN KALMAN
ITS PRESIDENT
WITNESS:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JOSEPH C. DIAMOND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS GENERAL PARTNER OF DIKAL, A FLORIDA JOINT VENTURE, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID JOINT VENTURE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID JOINT VENTURE 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 JOINT VENTURE FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 1997.

10-25-98
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED MARY JONAP WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF SEA AIRE BY THE SEA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID 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 FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 1997.

10-25-98
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JOAN KALMAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF NEW GUARD HILL, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID 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 FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 1997.

10-25-98
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDERS OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9481 AT PAGE 160 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF March, 1997.

[Signature]
SEA AIRE BY THE SEA, INC.
A FLORIDA CORPORATION
WITNESS:

[Signature]
BY: MARY JONAP, PRESIDENT
WITNESS:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED MARY JONAP WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF SEA AIRE BY THE SEA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID 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 FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 1997.

10-25-98
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9481 AT PAGE 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, RICHARD D. GERTZ DO HERETO SET MY HAND AND SEAL THIS 20th DAY OF March, 1997.

[Signature]
WITNESS: *[Signature]*
BY: RICHARD D. GERTZ, AS TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED RICHARD D. GERTZ, AS TRUSTEE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March, 1997.

4-28-99
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL S. WEINER, 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 DIKAL, A FLORIDA JOINT VENTURE, SEA AIRE BY THE SEA, INC., A FLORIDA CORPORATION AND NEW GUARD HILL CORPORATION, A DELAWARE 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 NO OTHER ENCUMBRANCES OF RECORD.

[Signature]
MICHAEL S. WEINER
ATTORNEY AT LAW
DATE: 3/21/97

CITY APPROVAL

THIS PLAT OF DELRAY OCEAN ESTATES WAS APPROVED ON THE 6th DAY OF August, 1997, BY THE CITY COMMISSION OF DELRAY BEACH, FLORIDA.

[Signature]
ATTEST: CITY CLERK

REVIEWED, LISTED AND CERTIFIED BY:
[Signature]
DIRECTOR OF PLANNING AND ZONING

[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature]
FIRE MARSHALL

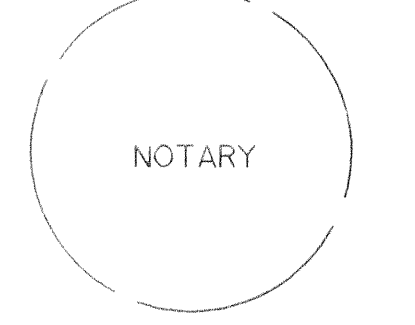
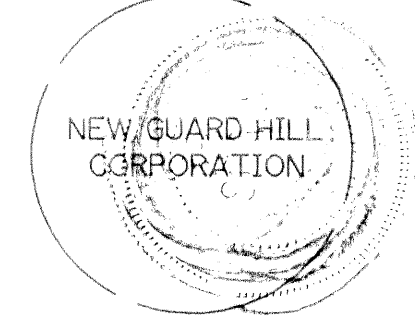
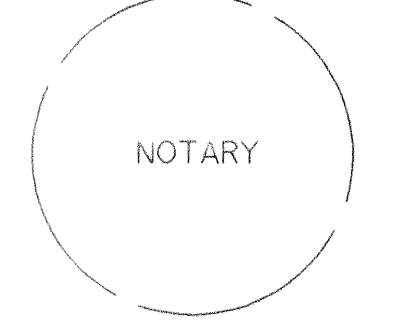
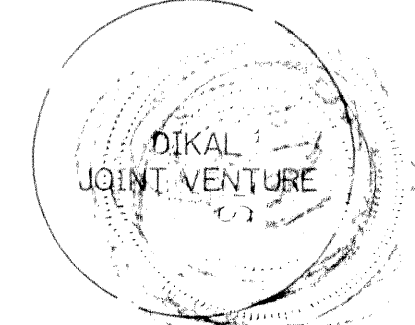
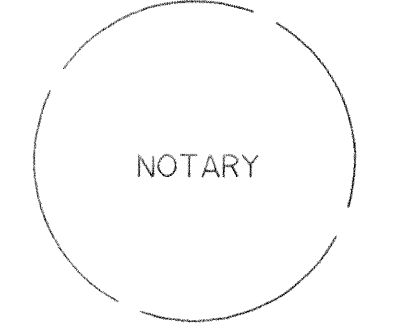
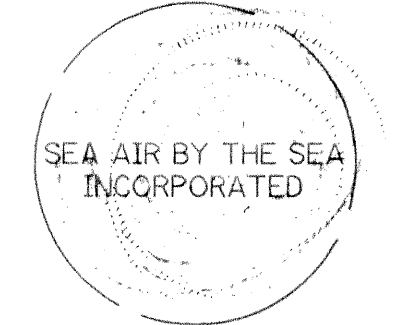
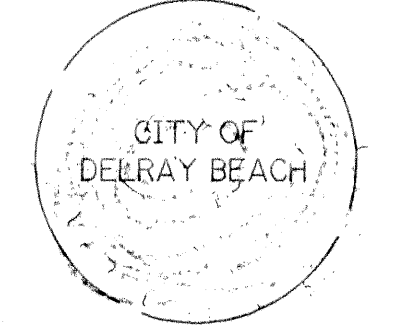
SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 06°16'53" EAST ALONG THE COASTAL CONSTRUCTION CONTROL LINE.
- NO IMPROVEMENTS, TREES OR SHRUBS EXCEPT FOR CONSTRUCTION OF DRIVES OR ENTRYWAYS, SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS, BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OF OR PERMITS REQUIRED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL DRAINAGE FACILITIES WILL BE MAINTAINED BY THE DELRAY OCEAN ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS.

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 THAT PERMANENT CONTROL POINT (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

3/21/97
[Signature]
PERRY C. WHITE
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER NO. 4213



SUBDIVISION # DELRAY OCEAN ESTATES
BOOK 79 PAGE 69 FLOOD MAP #
FLOOD ZONE ZONING
QUAD # ZIP CODE
SE PUD NAME CITY OF DELRAY BEACH

TA2
654