



OCEAN ISLES AT DEL-RATON PHASE II

A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A A REPLAT OF LOTS 6, 7, 8, & 9, BLOCK 34, DEL-RATON PARK AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE CITY OF DELRAY BEACH, COUNTY OF PALM BEACH, FLORIDA

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 9:44 AM
this 11th day of March 1998
and duly recorded in Plat Book No. 063
on page 18
DOROTHY W. WILHEM, Clerk of Circuit Court
by *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M & L PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "OCEAN ISLES AT DEL-RATON PHASE II" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF LOTS 6, 7, 8 & 9, BLOCK 34, DEL-RATON PARK AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, 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:

PARCEL "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE OCEAN ISLES AT DEL-RATON PHASE II HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR PARKING, DRAINAGE AND GENERAL MAINTENANCE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

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.

THE 6' DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OCEAN ISLES AT DEL-RATON PHASE II HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS

THIS 4 DAY OF Dec., 1997.

WITNESS AS TO BOTH: *[Signature]* M & L PROPERTIES
A FLORIDA GENERAL PARTNERSHIP
BY: *[Signature]* ANTHONY V. LOFFREDO, PARTNER

WITNESS AS TO BOTH: *[Signature]* SANDRA L. ROMADKA
PRINT
BY: *[Signature]* FRANK J. MORALES, PARTNER
PRINT

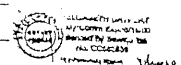
ACKNOWLEDGMENT

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED ANTHONY V. LOFFREDO AND FRANK J. MORALES WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNERS OF M & L PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT EXECUTED SUCH INSTRUMENT AS SUCH PARTNERS OF SAID GENERAL PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF Dec., 1997.

MY COMMISSION EXPIRES: 6-18-2000

CERTIFICATION NUMBER:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH) I, PAUL BLADE, 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 M & L PROPERTIES, A FLORIDA GENERAL PARTNERSHIP; 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.

DATE: 12/1/97

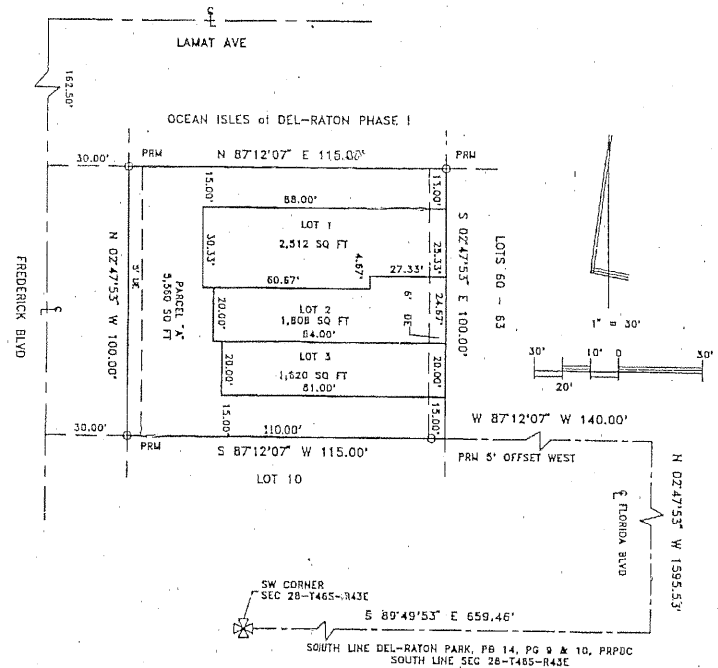
[Signature]
PAUL BLADE, ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

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) 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 THE CITY OF DELRAY BEACH, FLORIDA.

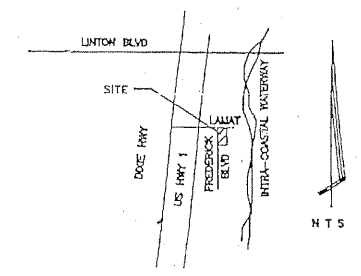
DATE: 11-4-97

[Signature]
DENNIS R. POORE, PSM
REGISTRATION NO 2226
STATE OF FLORIDA



PREPARED BY:
DENNIS R. POORE, INC.
7500 WILES ROAD
CORAL SPRINGS, FL. 33065
(954) 752-1300

LOCATION SKETCH



SURVEYOR'S NOTES

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

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

BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF FLORIDA BLVD. (N 02°47'53\"/>

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

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY:
DENNIS R. POORE, PSM
DENNIS R. POORE, INC., SURVEYORS - ENGINEERS
7500 WILES ROAD CORAL SPRINGS, FL 33067
954-752-1300

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- CL CENTER LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PRM PERMANENT REFERENCE MONUMENT

STATISTICAL DATA

TOTAL PLAT AREA	0.264 AC.
TOTAL AREA OF LOTS	0.136 AC.
COMMON AREA (PARCEL "A")	0.128 AC.
PROPOSED UNITS	3
PROPOSED DENSITY	11.36 UNITS/ACRE
LAND USE	MULTI-FAMILY

CITY APPROVAL

THIS PLAT OF OCEAN ISLES AT DEL-RATON PHASE II WAS APPROVED ON THE 9th DAY OF DECEMBER, 1997, A.D. BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature]
MAYOR
AND REVIEWED, ACCEPTED AND CERTIFIED BY:
[Signature]
DIRECTOR OF PLANNING & ZONING
[Signature]
CITY ENGINEER

ATTEST: *[Signature]*
CITY CLERK
[Signature]
CHAIRPERSON, PLANNING & ZONING BOARD
[Signature]
FIRE MARSHAL

