

SAN SEBASTIAN

A REPLAT OF A PORTION OF L.R. BENJAMIN'S SUBDIVISION, PLAT BOOK 12, PAGE 18 AND A PORTION OF BLOCK 106, TOWN OF LINTON, PLAT BOOK 1, PAGE 3 (SHEET 1), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF PORTIONS OF L.R. BENJAMIN'S SUBDIVISION, PLAT BOOK 12, PAGE 18 AND A PORTION OF BLOCK 106, TOWN OF LINTON, PLAT BOOK 1, PAGE 3 (SHEET 1), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SAN SEBASTIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 1, 2 AND 3, BLOCK 106, TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS EXISTING RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1

TOGETHER WITH- PARCEL 2
ALL OF LOTS 13 AND 14, IN BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PORTION DESCRIBED ON QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 14092, PAGE 1249, PALM BEACH COUNTY RECORDS, REPEATED HERE AS FOLLOWS: A PORTION OF LOTS 13 AND 14, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°59'58" EAST, ALONG AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID LOT 13, 13.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°42'58" EAST, 39.19 FEET; THENCE NORTH 89°05'59" EAST, 33.51 FEET; THENCE SOUTH 00°50'22" EAST, 2.44 FEET TO THE SOUTH LINE OF SAID LOT 14, SAID POINT BEING 19.01 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89°59'58" WEST, ALONG THE SOUTH LINES OF SAID LOTS 13 AND 14, 72.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 110 SQUARE FEET MORE OR LESS.

TOGETHER WITH-PARCEL 3
LOTS 24, 25 AND 26, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS DEEDED TO THE STATE OF FLORIDA IN SPECIAL WARRANTY DEED RECORDED DECEMBER 14, 1959 IN O.R. BOOK 440, PAGE 504, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF SAID LOTS 24, 25 AND 26, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND

A PARCEL OF LAND IN LOT 24, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH LINE OF SAID LOT 24, LOCATED 10 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 24, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.84 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.40 FEET, THROUGH A CENTRAL ANGLE OF 89°23'00" TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY OF THE EAST LINE OF SAID LOT 24; THENCE RUN NORTH 01°08'35" WEST, ALONG SAID PARALLEL LINE FOR 14.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING A TOTAL OF 1.2941 ACRES, 56,373 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS SAN SEBASTIAN AND FURTHER DEDICATES AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

TRACTS B AND C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

A UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF DELRAY BEACH ON, OVER AND BENEATH TRACTS B AND C FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

TRACTS D, E, F, G, H, J, K, L, M, N, O, P AND Q, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION FOR OPEN SPACE, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION FOR RECREATIONAL USE, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

LOTS 1 THROUGH 32, SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GENERAL PUBLIC TO BE UTILIZED FOR INGRESS-EGRESS PURPOSES.

THE NON-VEHICULAR ACCESS LINE (NVAL), AS SHOWN HEREON, IS HEREBY GRANTED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS ACROSS SAID LINE.

A PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED BY THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION ON AND OVER TRACTS G, H AND N TO OWNERS AND THEIR GUESTS FOR ACCESS TO LOTS 14, 15, 16, 17, 18, 19, 29, 30, 31 AND 32.

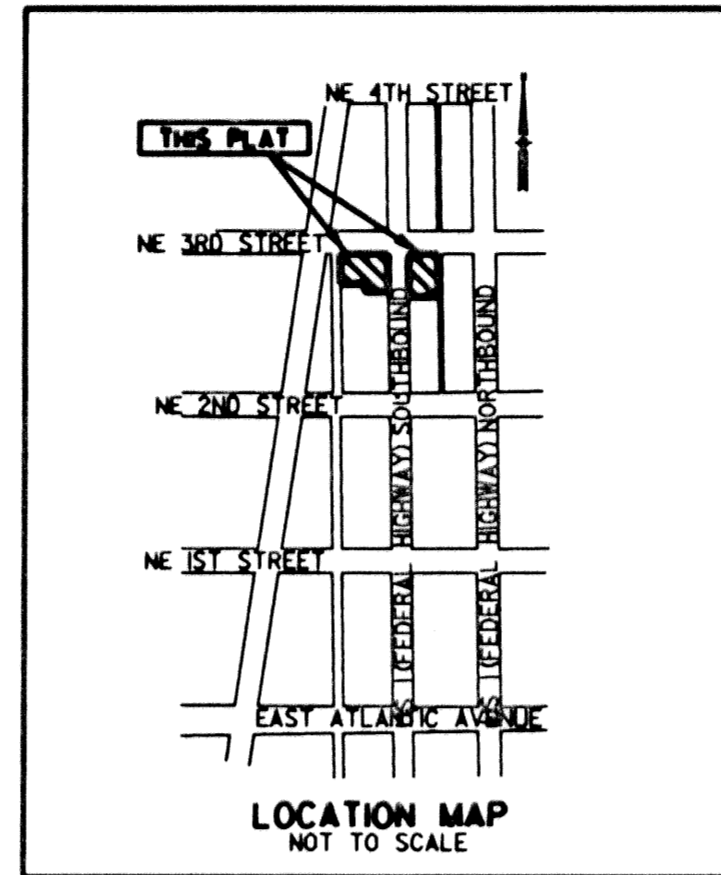
IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF September, 2002.

WITNESS: KEVIN BORKENHAGEN

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER

WITNESS: SCOTT MULLEN

DAVID E. ABRAMS
TITLE: DIVISION PRESIDENT



ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED DAVID E. ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR AS PRODUCED, AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE 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 27 DAY OF September, 2002.

NOTARY PUBLIC: JUDY M. SEITMAN

PRINT NAME: JUDY M. SEITMAN

MY COMMISSION EXPIRES: February 19, 2006
58073182

PLAT NOTES:

NOTICE: 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.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, 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.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89°59'58" EAST ALONG THE CENTER LINE OF NORTHEAST 3 RD STREET (ALSO KNOWN AS LAING STREET).

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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

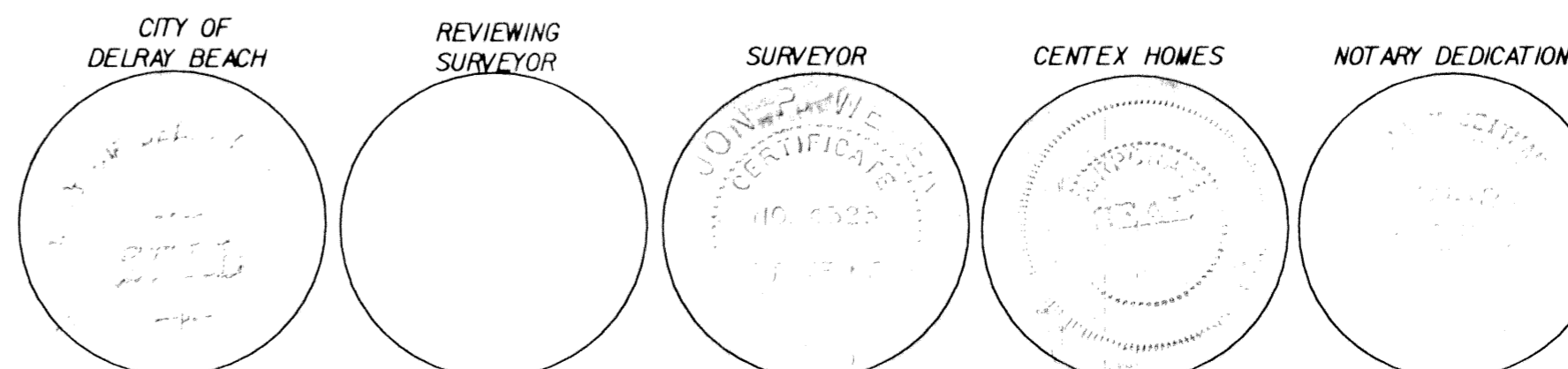
THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

THE SIGHT TRIANGLE AREAS, SHOWN HEREON, ARE INTENDED TO PROVIDE AN AREA CLEAR OF OBSTRUCTIONS SO THAT VEHICLES MAY SAFELY ENTER THE ADJACENT ROADWAYS. ALL MATERIALS PLACED, BE IT PLANT OR OTHERWISE, WITHIN THESE AREAS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

ROOFS ARE PERMITTED TO OVERHANG THE OPENSACES AND PRIVATE STREETS ADJACENT TO THE TOWNHOUSE UNITS (LOTS) BUT MAY NOT EXTEND OVER THE PLAT LIMITS AS SHOWN HEREON.

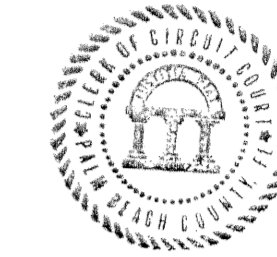
LEGEND:

- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (PRM), 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LS NO. 4323", UNLESS NOTED OTHERWISE.
- P.B. - DENOTES PLAT BOOK
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PG. - DENOTES PAGE
- P.O.B. - DENOTES POINT OF BEGINNING
- P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
- ☐ - DENOTES CENTERLINE
- U.E. - DENOTES UTILITY EASEMENT
- R/W - DENOTES RIGHT-OF-WAY



COUNTY OF PALM BEACH } SS
STATE OF FLORIDA }

THIS PLAT WAS FILED FOR RECORD AT 1:31 PM THIS 27 DAY OF September 2002 AND DULY RECORDED IN PLAT BOOK NO. 96 AT PAGE(S) 117-118



DOROTHY H. WILKENS, CLERK
BY: [Signature] DEPUTY CLERK

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX HOMES; 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: 10/24/2002

[Signature]
PRINTED NAME: Kevin M. Arredon
TITLE: Asst. Secretary

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF SAN SEBASTIAN, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998.

DATE: 10-24-02

[Signature]
JOHN D. WEAVER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO.

APPROVALS:

THIS PLAT OF SAN SEBASTIAN WAS APPROVED ON THE 1st DAY OF October, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

[Signature]
MAYOR

[Signature]
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DIRECTOR, PLANNING AND ZONING

[Signature]
CHAIRPERSON, PLANNING AND ZONING

[Signature]
CITY ENGINEER

[Signature]
FIRE MARSHAL

[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091(9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; 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: 9-26-02

[Signature]
JOHN F. WEBER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4323

PREPARED BY:
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