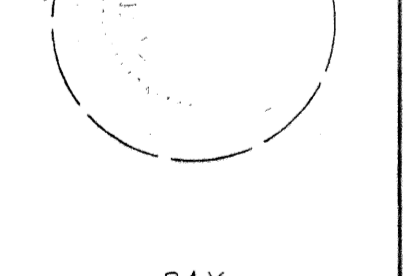
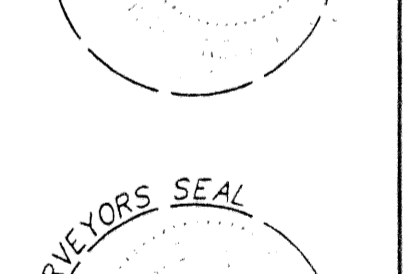
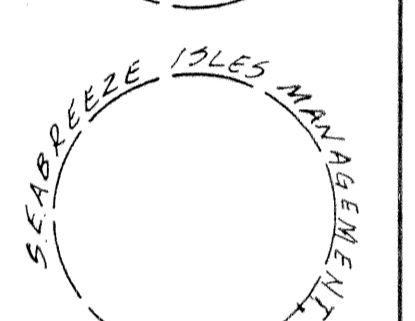
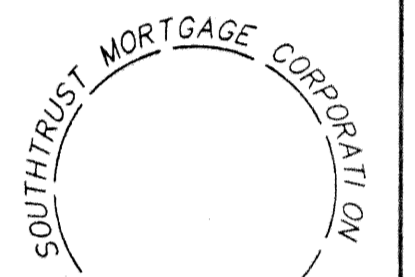
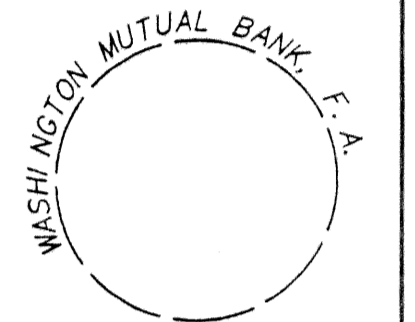
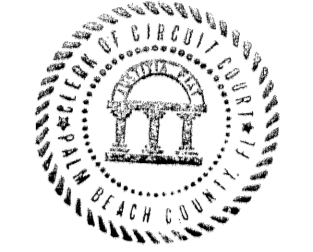


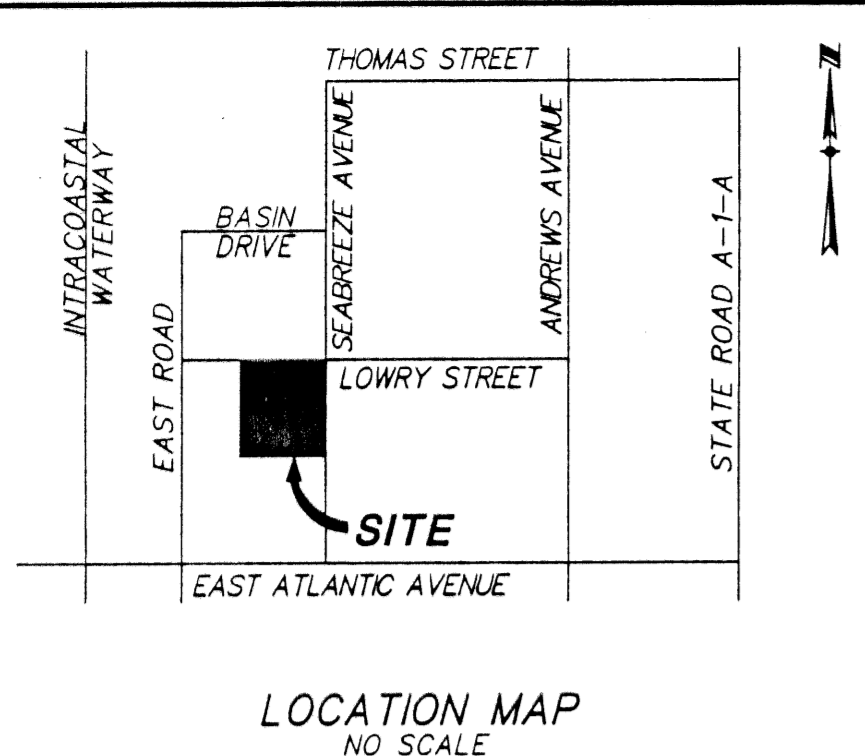
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:22 AM
THIS 18 DAY OF May
2003 AND DULY RECORDED IN PLAT BOOK NO.
2003 ON PAGES 163-168
DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY [Signature] D.C.



SEABREEZE ISLES

BEING A REPLAT OF A PORTION OF LOTS 13, 14, 15, 16 AND 17, BLOCK 156, SEABREEZE PARK BLOCK 156 (PLAT BOOK 4, PAGE 31), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST, 2002
SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SAVION DEVELOPERS AT SEABREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOTS 13, 14, 15, 16 AND 17, BLOCK 156, SEABREEZE PARK BLOCK 156 (PLAT BOOK 4, PAGE 31), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "SEABREEZE ISLES" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13, LESS THE SOUTH 26.67 FEET THEREOF, LOTS 14, 15, 16 AND LOT 17 LESS THE NORTH 17 FEET THEREOF, BLOCK 156, SEABREEZE PARK BLOCK 156, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 26,501 SQUARE FEET OR 0.61 ACRES MORE OR LESS.

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

LOTS 1, 2, 3, 4 AND 5 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING CORPORATION AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF MARCH 2003.

SEABREEZE ISLES MANAGEMENT, INC.
A FLORIDA CORPORATION

WITNESS: [Signature] BY: [Signature] ISACK MERENFELD PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISACK MERENFELD WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEABREEZE ISLES MANAGEMENT, INC., A FLORIDA 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 12th DAY OF March 2003.

MY COMMISSION EXPIRES: 1/13/2007
Stephanie M Watson
NOTARY PUBLIC
NAME: Stephanie M Watson
COMMISSION NO.: DD151190



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CARL E. SEGEL, 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 SAVION DEVELOPERS AT SEABREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 3/27/03
Carl E Segel
ATTORNEY STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12,129, PAGE 186 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 AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF MARCH 2003.

SOUTHTRUST MORTGAGE CORPORATION
A CORPORATION

WITNESS: [Signature] NAME: COREY ZIMMER
WITNESS: [Signature] NAME: NICOLE SCHMIDT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LESLIE GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF SOUTHTRUST MORTGAGE CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [Signature] 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 7 DAY OF MARCH 2003.

MY COMMISSION EXPIRES:
Nicole Schmidt
NOTARY PUBLIC
NAME: NICOLE SCHMIDT
COMMISSION NO.: PD017185

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13,167, PAGE 0142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS OFFICIAL SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF MARCH 2003.

WASHINGTON MUTUAL BANK, F.A.
A FINANCIAL ASSOCIATION

WITNESS: [Signature] NAME: COREY ZIMMER
WITNESS: [Signature] NAME: NICOLE SCHMIDT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MIKE POMPONIO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF WASHINGTON MUTUAL BANK, F.A., A FINANCIAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [Signature] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF MARCH 2003.

MY COMMISSION EXPIRES:
Nicole Schmidt
NOTARY PUBLIC
NAME: NICOLE SCHMIDT
COMMISSION NO.: DD017185

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF LOTS 13-17 HAVING A BEARING OF N0°00'00"E.

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.

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, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

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.

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.

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 SEABREEZE ISLES 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: 4-18-03
[Signature]
JOHN WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

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 (PRM'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S. HAVE BEEN 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.

Paul D. Engle 4/27/03
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SUTER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

CITY APPROVAL:

THIS PLAT OF SEABREEZE ISLES AS APPROVED ON THE 18 DAY OF February, A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DIRECTOR OF PLANNING AND ZONING
[Signature]
CITY ENGINEER

[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature]
FIRE MARSHAL