

20060238255

# TURTLE BEACH PLAT

00012.077

171

LYING IN GOVERNMENT LOT 1  
SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2  
JANUARY 2006

## SURVEYORS NOTES

THE EAST BOUNDARY OF MAY LINE OF SOUTH OCEAN BOULEVARD IS TAKEN TO BEAR N05°02'57"E  
ALL OTHER BEARINGS ARE RELATIVE THERETO.  
COORDINATE NOTE: STATE PLANE COORDINATES SHOWN ARE GRID DATUM -- NAD 83, 1990  
ADJUSTMENT  
ZONE -- FLORIDA EAST ZONE  
COORDINATE SYSTEM -- 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT -- US SURVEY FEET  
ALL DISTANCES ARE GROUND  
SCALE FACTOR -- 1.000046020  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**PLAT TO GRID CONVERSION**  
0°00'19" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)  
EAST R/W LINE OF SOUTH OCEAN BOULEVARD  
N05°02'57"E (PLAT BEARING)  
N05°02'38"E (GRID BEARING)

B. 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.

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

D. THERE SHALL BE NO BUILDING, 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.

E. 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.

F. "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 THIS PLAT.

## REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

Michael D. Avrom  
MICHAEL D. AVROM P.L.S. 3/09/2006

LICENSE NO. 3268  
STATE OF FLORIDA

## CITY APPROVAL

THIS PLAT OF TURTLE BEACH AS APPROVED ON THE 17th DAY OF March, A.D. 2006 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] ATTEST Donald D. Morris  
MAYOR CITY CLERK

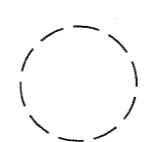
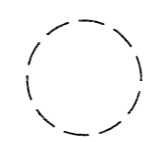
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Doherty CHAIRPERSON, PLANNING & ZONING BOARD  
Randall H. Kujawa CITY ENGINEER  
Mark Stace CHAIRPERSON, PLANNING & ZONING BOARD  
W.S.O. [Signature] FIRE MARSHAL

## SURVEYOR'S CERTIFICATION

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"), MONUMENTS ACCORDING TO SEC. 177.091(9) F.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.

Harry A. Burgess  
HARRY A. BURGESS, P.S.M.  
LICENSE NO. 5089  
STATE OF FLORIDA



## MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE FOLLOWING 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 14127 AT PAGE 1340 OF PALM BEACH COUNTY, FLORIDA AS MODIFIED AMENDED AND ASSIGNED OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF March, 2006.

U.S.T. MORTGAGE COMPANY  
A FLORIDA STATE CHARTERED CORPORATION  
BY: Donald A. Trussard  
TITLE

WITNESS: [Signature]  
Donna W. [Signature]

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Donald A. Trussard WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Seal] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF UST MORTGAGE COMPANY AND SEVERALLY ACKNOWLEDGED TO 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 COMPANY AUTHORITY, AND INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March, 2006  
MY COMMISSION EXPIRES: 7-15-08  
DD 338 285



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

I, JAMES A. LOVEGREN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THROUGH FEBRUARY 8, 2006; THAT I FIND THE TITLE TO THE HEREIN DESCRIBED PROPERTY IS VESTED TO MARK TIMOTHY PRESTIGE HOMES INC. A FLORIDA CORPORATION (LOT 1), AND EDWARD E. IACOBUCCI AND NANCY LEE IACOBUCCI (LOT 2) THAT TAXES THROUGH THE YEAR 2005 HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

DATED: 3/10/2006

James A. Lovgren  
NAME JAMES A. LOVEGREN  
ATTORNEY, STATE OF FLORIDA

## DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT MARK TIMOTHY PRESTIGE HOMES INC., A FLORIDA CORPORATION AND EDWARD E. IACOBUCCI AND NANCY LEE IACOBUCCI, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TURTLE BEACH PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 75.00 FEET OF THE SOUTH 150.00 FEET OF THE NORTH 1795.00 FEET OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST IN PALM BEACH COUNTY, FLORIDA LYING EAST OF OCEAN BOULEVARD (STATE ROAD A-1-A) AND THE TRACT OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTH 50.00 FEET OF THE SOUTH 200.00 FEET OF THE NORTH 1995.00 FEET OF GOVERNMENT LOT 1, OF SAID SECTION 21 WHICH PART IS BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 140 AND ON THE EAST BY THE WATERS OF THE ATLANTIC OCEAN.

A TRACT OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTH 200 FEET OF THE NORTH 1995 FEET OF GOVERNMENT LOT 1, OF SAID SECTION 21, WHICH PART IS BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 140, AND ON THE EAST BY THE WATERS OF THE ATLANTIC OCEAN.

LESS AND ACCEPT:

ALL THAT PART OF THE NORTH 50 FEET OF THE SOUTH 200 FEET OF THE NORTH 1995 FEET OF GOVERNMENT LOT 1, OF SAID SECTION 21, WHICH PART IS BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 140, AND ON THE EAST BY THE WATERS OF THE ATLANTIC OCEAN.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE TURTLE BEACH PLAT AND DO HEREBY FURTHER DEDICATES AS FOLLOWS:

LOT 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING & ZONING REGULATIONS OF THE CITY OF DELRAY BEACH FLORIDA.

ALL GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF March, 2006.

MARK TIMOTHY PRESTIGE HOMES INC.  
A FLORIDA CORPORATION  
BY: [Signature]  
PRESIDENT

IN WITNESS WHEREOF WE EDWARD E. IACOBUCCI & NANCY IACOBUCCI DO HEREBY SET OUR HANDS AND SEALS THIS 17th DAY OF April, 2006.

WITNESS [Signature] (1) BY: (1) [Signature]  
Edward E. Iacobucci  
WITNESS [Signature] (2) BY: (2) [Signature]  
Nancy Iacobucci

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mark T. Pulte WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Seal] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MARK TIMOTHY PRESTIGE HOMES INC. A 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March, 2006  
MY COMMISSION EXPIRES: 12-14-07  
DD 274946

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Edward E. and Nancy Iacobucci WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Seal] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF April, 2006  
MY COMMISSION EXPIRES: 12-14-07  
DD 274946

THIS INSTRUMENT WAS PREPARED BY HARRY A. BURGESS REGISTERED LAND SURVEYOR, LICENSE NO. 5089 STATE OF FLORIDA  
RENNER, BURGESS, INC.  
1 S.E. 4TH AVENUE  
DELRAY BEACH, FL 33483  
LICENSED BUSINESS #6504

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT AM THIS 24 DAY OF April, 2006 AND DULY RECORDED IN PLAT BOOK No. 107 ON PAGE 171-172.

SHARON R. BOCK  
CLERK & COMPTROLLER  
CIRCUIT COURT  
BY: [Signature] D.C.

