

HARTMAN HOUSE PLAT

BEING A RE-PLAT OF LOTS 13 AND 14 OF BLOCK 113, HIGHLAND PARK,
(PLAT BOOK 2, PAGE 79, PALM BEACH COUNTY RECORDS)
SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

00012-097

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT GEORGE RISOLO, PETER CANELO AND ERIC HAUSER, OWNERS OF THE LAND AS SHOWN HEREON BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: LOTS 13 AND 14, BLOCK 113, HIGHLAND PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 14,444 SQUARE FEET (0.3316 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE "HARTMAN HOUSE PLAT" AND FURTHER DEDICATES AS FOLLOWS:

1. PARCEL "A" AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
2. TRACTS "1" AND "2" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
3. DRAINAGE EASEMENT THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE HARTMAN HOUSE CONDOMINIUM ASSOCIATION, INC. FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THE HARTMAN HOUSE CONDOMINIUM ASSOCIATION, INC. WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNERS THIS 24th DAY OF MAY, 2007.

WITNESS: Huber Vango
PRINT NAME: Huber Vango

WITNESS: Elizabeth Gumbly
PRINT NAME: Elizabeth Gumbly

WITNESS: Angela Ramires
PRINT NAME: Angela Ramires

WITNESS: Jason Markoff
PRINT NAME: Jason Markoff

WITNESS: Carole Thomson
PRINT NAME: Carole Thomson

BY: George Risolo
OWNER

BY: Peter Canelo
OWNER

BY: Eric Hauser
OWNER

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED GEORGE RISOLO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OWNER AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF JANUARY, 2007.

MY COMMISSION EXPIRES: _____

Vanessa E. Fortz
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED PETER CANELO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Drives License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OWNER AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF JANUARY, 2007.

MY COMMISSION EXPIRES: _____

Spur Ebor
NOTARY PUBLIC

ACKNOWLEDGMENT

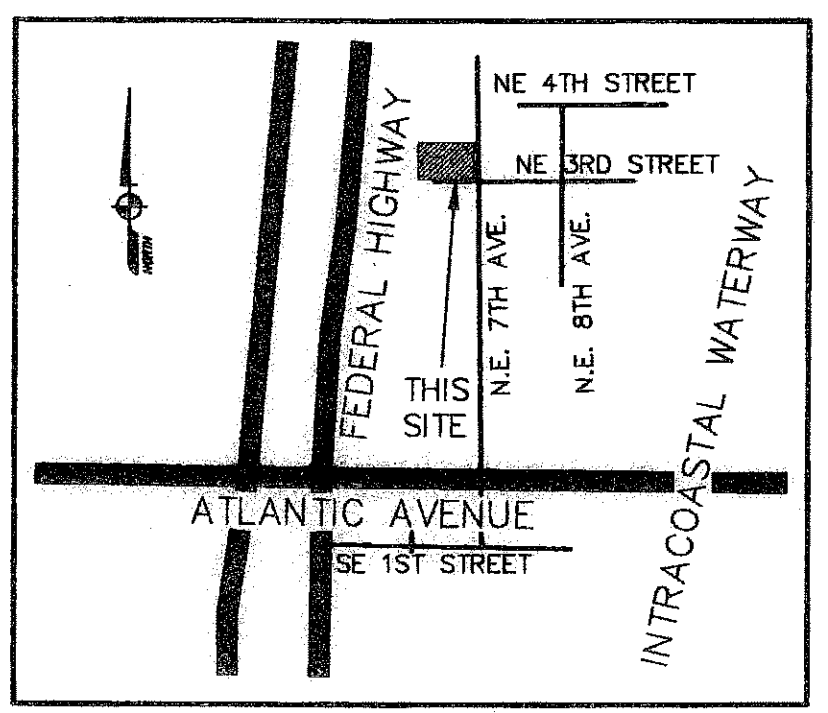
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED ERIC HAUSER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN OWNER AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF MAY, 2007.

MY COMMISSION EXPIRES: _____

Vanessa E. Fortz
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 18998 AT PAGE 1375 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 Executive Vice-President AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, 18th DAY OF JANUARY, 2007.

WITNESS: Melissa Meelini
PRINT NAME: Melissa Meelini

WITNESS: Debbie Kuhn
PRINT NAME: Debbie Kuhn

STONEGATE BANK, A FLORIDA BANKING CORPORATION

BY: Steven Samzone
PRINT NAME: STEVEN SAMZONE
PRINT TITLE: ZVP

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED Steven Samzone WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EVP OF STONEGATE BANK, A FLORIDA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 18th DAY OF JANUARY, 2007.

MY COMMISSION EXPIRES: _____

Lori Correa
NOTARY PUBLIC

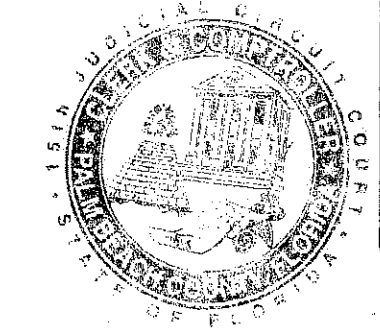
TITLE CERTIFICATION

I, JASON S. MANKOFF, 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 HEREON DESCRIBED PROPERTY IS VESTED TO GEORGE RISOLO, PETER CANELO AND ERIC HAUSER, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE ONLY MORTGAGE OF RECORD IS THAT CERTAIN MORTGAGE, TO STONEGATE BANK; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED HEREON.

DATED: 5/30/07

Jason S. Mankoff
ATTORNEY-AT-LAW LICENSED IN FLORIDA
REGISTRATION NO. 079154

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JUNE, 2006
OCTOBER 2, 2006 (REVISION 1)



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:12 P.M. this 11th day of JULY, 2007, and duly recorded in Plat Book 110, Pages 58, through 59.

SHARON R. BOCK
Clerk & Comptroller
By: Michelle Lopez, D.C.

SHEET 1 OF 2

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.

CITY APPROVAL

THIS PLAT OF "HARTMAN HOUSE PLAT", AS APPROVED ON THE 12th DAY OF December, A.D. 2007, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: Rita Elin
ATTEST: Charles D. Nubin
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Corling
DIRECTOR OF PLANNING AND ZONING

Randall H. Kujawa
CITY ENGINEER

Mark Trade
CHAIRPERSON, PLANNING AND ZONING BOARD

James H. Taback
CITY OF DELRAY BEACH FIRE MARSHAL

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 HARTMAN HOUSE PLAT, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1.

DATED: 1/13/07

Paul D. Engle
PAUL D. ENGLE, P.S.M.
FLORIDA REGISTRATION NO. 5708
O'BRIEN, SUITER AND O'BRIEN
L.B. NO. 0353

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") AND 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 CITY OF DELRAY BEACH, FLORIDA.

DATED: 1/8/07

John T. Doogan
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

