

MARINE WAY

BEING A REPLAT OF A PORTION OF LOT E, THE MOORINGS, AS RECORDED IN PLAT BOOK 20, PAGE 27, TOGETHER WITH A PORTION OF CANAL STREET, AS SHOWN ON THE MAP OF THE TOWN OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
AUGUST - 2008

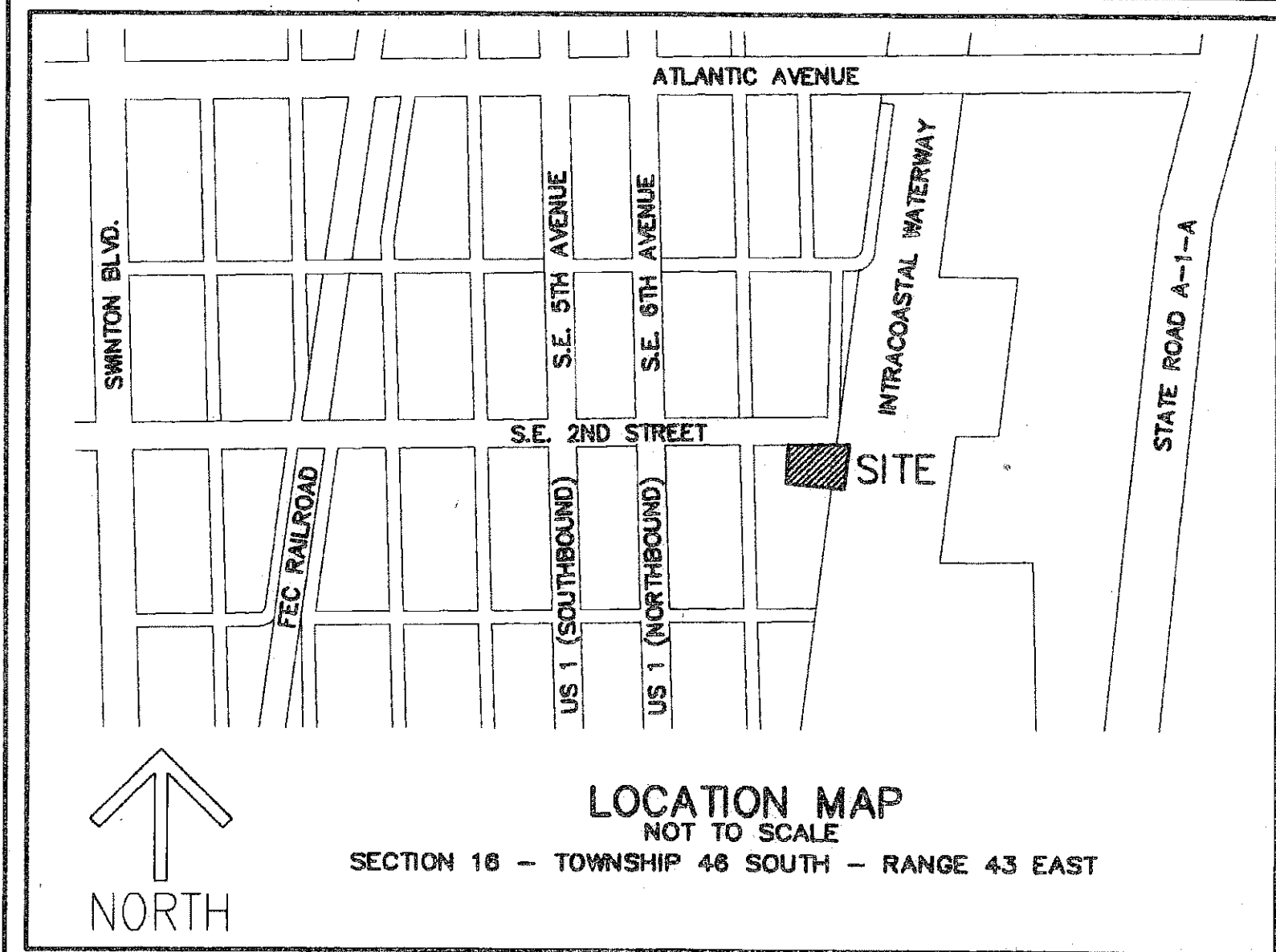
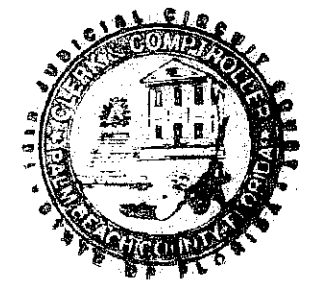
"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY."

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2009 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 2



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT 200 MARINE WAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS ROBELEN & ASSOCIATES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF LOT E, THE MOORINGS, AS RECORDED IN PLAT BOOK 20, PAGE 27, TOGETHER WITH A PORTION OF CANAL STREET, AS SHOWN ON THE MAP OF THE TOWN OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT E; THENCE N.89°59'16"E. ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT E, A DISTANCE OF 42.98 FEET TO A POINT OF INTERSECTION WITH THE WEST FACE OF THE EXISTING CONCRETE BULKHEAD ALONG THE WESTERLY LIMIT OF THE INTRACOASTAL WATERWAY; THENCE S.08°45'13"W. ALONG THE WESTFACE OF SAID BULKHEAD, A DISTANCE OF 150.78 FEET; THENCE N.83°04'44"W. ALONG A LINE 110.43 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT E, A DISTANCE OF 193.10 FEET; THENCE N.03°44'16"E. ALONG A LINE 28.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID LOT E, A DISTANCE OF 126.69 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT E; THENCE N.89°59'16"E. ALONG SAID NORTH LINE, A DISTANCE OF 158.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,274 SQUARE FEET/0.6261 ACRES, MORE OR LESS
HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS MARINE WAY, AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2
LOTS 1 AND 2 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT A
TRACT A AS SHOWN HEREON IS HEREBY RESERVED FOR THE 200 MARINE WAY, LLLP, ITS SUCCESSORS AND ASSIGNS, FOR PROVIDING ACCESS TO THE OWNERS OF LOTS 1 AND 2 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 200 MARINE WAY, LLLP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. TRACT A IS FURTHER RESERVED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:
THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
THE PRIVATE ACCESS EASEMENT IS HEREBY DEDICATED FOR VEHICULAR AND PEDESTRIAN ACCESS TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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

THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ROBELEN & ASSOCIATES, A FLORIDA CORPORATION, THIS _____ DAY OF _____, 2009.

200 MARINE WAY, LLLP
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: ROBELEN & ASSOCIATES, INC.
A FLORIDA CORPORATION
ITS GENERAL PARTNER
WITNESS: Brett Watts
PRINT
BY: CRAIG ROBELEN
PRESIDENT
WITNESS: _____
PRINT

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CRAIG ROBELEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ROBELEN & ASSOCIATES, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF 200 MARINE WAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2009.
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
Eileen M. C. _____
NOTARY PUBLIC
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RICHARD MACFARLAND, 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 IN 200 MARINE WAY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____
RICHARD MACFARLAND
ATTORNEY AT LAW
LICENSED IN 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 AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22584, PAGE 394, AS ASSIGNED TO SCHOOLER PROPERTIES OF MARINE WAY, LLC PURSUANT TO ASSIGNMENT OF NOTE AND MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 22980, PAGE 300, AS AMENDED BY MORTGAGE MODIFICATION AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22980, PAGE 303 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 2009.
SCHOOLER PROPERTIES OF MARINE WAY, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA.

WITNESS: Brett Watts
NAME
WITNESS: _____
NAME
BY: MALONE SCHOOLER
MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MALONE SCHOOLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SCHOOLER PROPERTIES OF MARINE WAY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2009
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
COMMISSION NUMBER: _____
PRINT NAME

CITY APPROVALS:

THIS PLAT OF MARINE WAY WAS APPROVED ON THE _____ DAY OF _____, A.D. 2009 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
MAYOR: _____ CITY CLERK: _____

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Douglas
DIRECTOR OF PLANNING & ZONING
CITY ENGINEER
Planning & Zoning Board
CHAIRPERSON
Fire Marshal

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING FOOTPRINTS SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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 SHALL BE 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 UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°59'16"E ALONG THE NORTH LINE OF LOT E, THE MOORINGS.
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- GUE - DENOTES GENERAL UTILITY EASEMENT
- CL - DENOTES CENTERLINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- EMT - DENOTES EASEMENT

REVIEWING SURVEYOR'S CERTIFICATE:

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 MARINE WAY AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 4-8-2009
HELLER-WEAVER and SHERIDATA, INC.
LE # 2449
DANIEL C. LARK, PSM
PROFESSIONAL SURVEYOR AND MAPPER, REG. #5119
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 THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), 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: _____
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

ROBELEN & ASSOCIATES, INC. A FLORIDA CORPORATION NOTARY
ROBELEN & ASSOCIATES, INC. A FLORIDA CORPORATION NOTARY
BANK NOTARY
REVIEWING SURVEYOR
CITY OF DELRAY BEACH
CITY OF DELRAY BEACH NOTARY
SURVEYOR