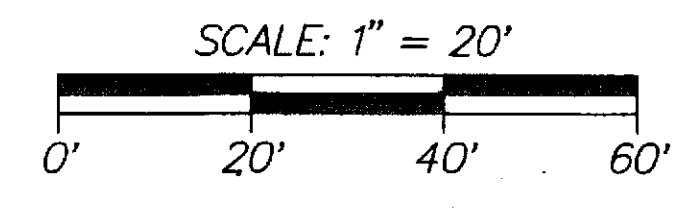


HAPPY TOGETHER

BEING A REPLAT OF A PORTION OF LOT 2, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2009
SHEET 1 OF 1



00012-135



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 2:19
THIS 10 DAY OF Dec
2009 AND DULY RECORDED IN PLAT BOOK NO.
113 ON PAGE 20
SWORN & FILED CLERK AND CONTROLLER
BY T. K. ... DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HERBERT E. SAINO, INDIVIDUALLY AND AS TRUSTEE OF THE HERBERT E. SAINO DECLARATION OF TRUST DATED 5/15/84 AS AMENDED, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 2, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "HAPPY TOGETHER", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE EAST HALF (E 1/2) OF THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTH EAST QUARTER (SE 1/4) OF LOT 2, LESS THE EAST 25 FEET THEREOF, AND THE EAST 57 FEET OF THE WEST HALF (W 1/2) OF THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTH EAST QUARTER (SE 1/4) OF LOT 2, LOCATED IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO A PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 4 AND THE SOUTH 16.0 FEET OF THE EAST HALF (E 1/2) OF THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTH EAST QUARTER (SE 1/4) OF LOT 2, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE EAST 25 FEET THEREOF.

CONTAINING 35,475 SQUARE FEET MORE OR LESS.

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

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

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

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PERPETUAL USE OF THE CITY OF DELRAY BEACH FOR SIDEWALK PURPOSES.

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 UTILITY.

IN WITNESS WHEREOF, I HERBERT E. SAINO, INDIVIDUALLY AND AS TRUSTEE OF THE HERBERT E. SAINO DECLARATION OF TRUST DATED 5/15/84, AS AMENDED DO HEREBY SET MY HAND AND SEAL THIS 1 DAY OF December 2009.

WITNESS: Elizabeth J. Hill BY: Herbert E. Saino
PRINT NAME: Elizabeth J. Hill HERBERT E. SAINO
WITNESS: Randall K. Smith
PRINT NAME: Randall K. Smith

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT E. SAINO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOWINGLY AND AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF December 2009.

MY COMMISSION EXPIRES: September 24, 2011
NOTARY PUBLIC NAME: Leenie F. Smith
COMMISSION NO.: DD718277

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
Michael W. Simon
I, Michael W. Simon, 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 HERBERT E. SAINO, INDIVIDUALLY AND AS TRUSTEE OF THE HERBERT E. SAINO DECLARATION OF TRUST DATED 5/15/84, AS AMENDED, THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12-2-2009
NAME: Michael W. Simon
ATTORNEY STATE OF FLORIDA

CITY APPROVAL:

THIS PLAT OF "HAPPY TOGETHER" AS APPROVED ON THE 17th DAY OF November, A.D. 2009 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: [Signature] ATTEST: [Signature] CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Donly DIRECTOR OF PLANNING AND ZONING
Randy L. Kuyper CITY ENGINEER
Paul D. Engle CHAIRPERSON, PLANNING AND ZONING BOARD
John Joseph FIRE MARSHAL

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS 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.

DATE: 12/1/09
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLITER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

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 "HAPPY TOGETHER" 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: 12-1-2009
DANIEL C. LAAR
LICENSE NO. 5718
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 2, SECTION 8, PLAT BOOK 1, PAGE 4, HAVING A BEARING OF S.89°50'12"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.

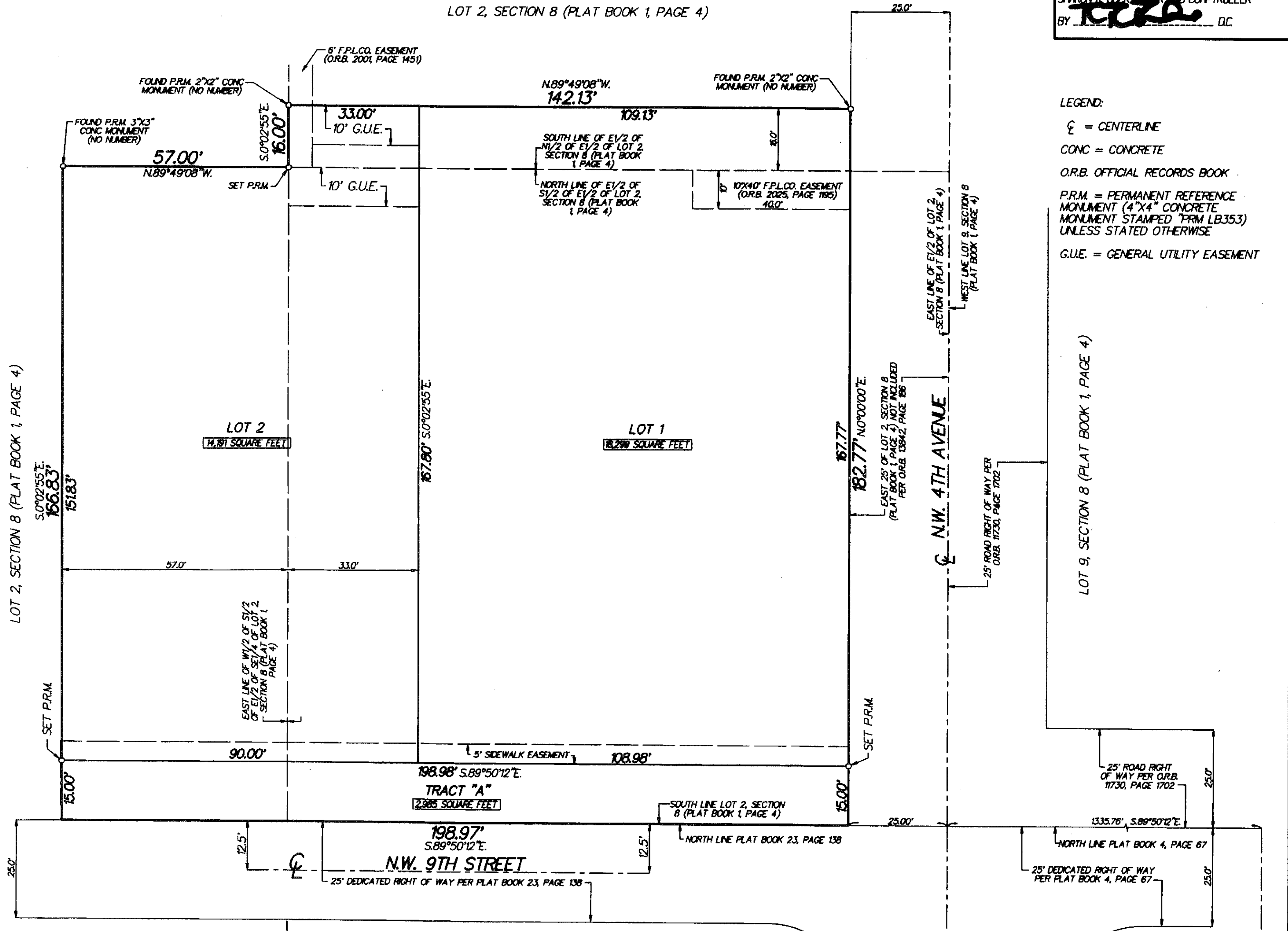
THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

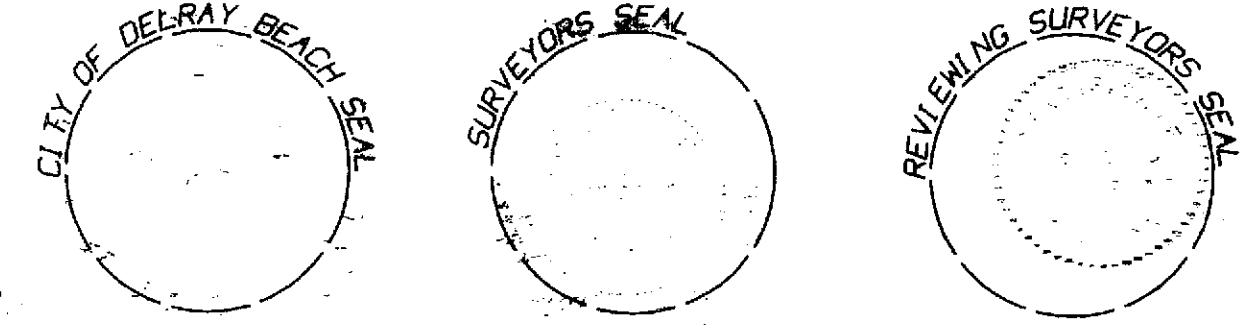
PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: ○

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 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.



LEGEND:
C = CENTERLINE
CONC = CONCRETE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED FROM LB353) UNLESS STATED OTHERWISE
G.U.E. = GENERAL UTILITY EASEMENT



SE CORNER OF SECTION 8/46/43