

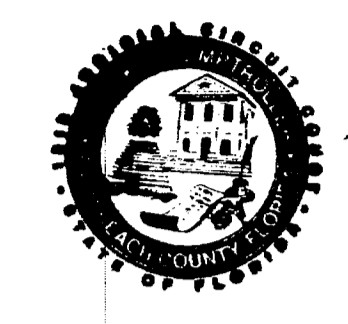
46

VILLAS SOBRE DEL MAR

BEING A REPLAT OF A PORTION OF LOT 11, BLOCK 1, OSCEOLA PARK, PLAT BOOK 3, PAGE 2 (P.B.C.P.R.) BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 2:52
THIS 10 DAY OF Dec
2012 AND DULY RECORDED IN PLAT BOOK NO
116 ON PAGE 46-49
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: [Signature]



LOTS 6 & 7:

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 21st DAY OF August, 2012.

M/H 622 PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Courtney Guilford BILL JOHNSON
MANAGER

WITNESS: [Signature]
PRINT NAME: Ronald Karrouza

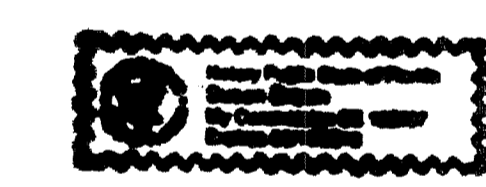
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BILL JOHNSON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF M/H 622 PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID MANAGER FOR SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF August, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: Susan Brown
COMMISSION NO: [Signature]



TRACT "A"

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF October, 2012.

TOWNHOUSE VILLAS SOBRE DEL MAR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Robert D. Dion PRESIDENT

WITNESS: [Signature]
PRINT NAME: Christi Tuttle

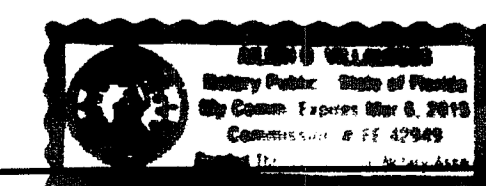
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert Dion WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TOWNHOUSE VILLAS SOBRE DEL MAR PROPERTY OWNERS ASSOCIATION, 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 1st DAY OF October, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: Arick E. Villalobos
COMMISSION NO: 0042945



00012-150

AUGUST 2012
SHEET 1 OF 4

LOT 4:

IN WITNESS WHEREOF, WE GEORGE M. POTTER AND ANN P. POTTER DO HERELIANTO SET OUR HANDS AND SEALS THIS 9th DAY OF September, 2012.

WITNESS (AS TO BOTH): [Signature] BY: [Signature]
PRINT NAME: MICHAEL C. MAN GEORGE M. POTTER

WITNESS (AS TO BOTH): [Signature] BY: [Signature]
PRINT NAME: Michael Chan ANN P. POTTER

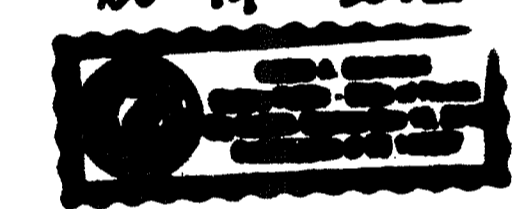
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE M. POTTER AND ANN P. POTTER WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Drivers License AND Drivers License RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: Kevin Giddings
COMMISSION NO: Nov 19th 2012



LOT 5:

IN WITNESS WHEREOF, WE MARY PATRICIA O'MALLEY AND ROBERT DION DO HERELIANTO SET OUR HANDS AND SEALS THIS DAY OF 2012.

WITNESS (AS TO BOTH): [Signature] BY: [Signature]
PRINT NAME: MARY PATRICIA O'MALLEY

WITNESS (AS TO BOTH): [Signature] BY: [Signature]
PRINT NAME: JESSICA L. ENOS ROBERT DION

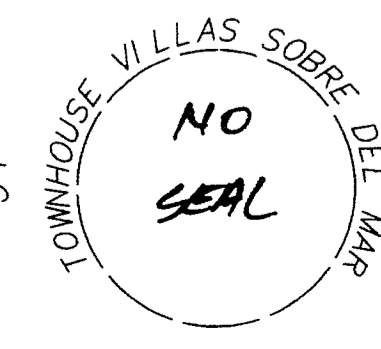
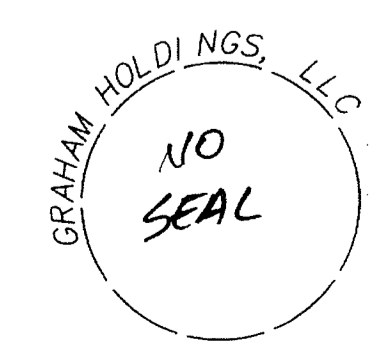
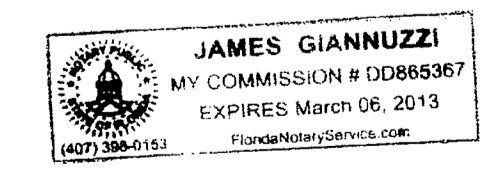
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARY PATRICIA O'MALLEY AND ROBERT DION WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Drivers License AND Drivers License RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF August, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: James Giannuzzi
COMMISSION NO: 0085267



LOT 1:

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY THIS 3rd DAY OF October, 2012.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: PHYLLIS C. GRAHAM NAME: PHYLLIS C. GRAHAM
MANAGING MEMBER

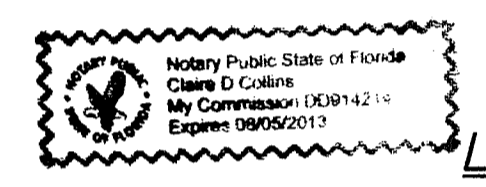
WITNESS: [Signature]
PRINT NAME: Beatrice PAVETTI ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Darryl Graham WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF GRAHAM HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID MANAGING MEMBER FOR SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF October, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: Claire Gillis
COMMISSION NO: 00914214



LOT 2:

IN WITNESS WHEREOF, I STEVEN S. MIDLARSKY, DO HERELIANTO SET MY HAND AND SEALS THIS 30th DAY OF August, 2012.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: STEVEN S. MIDLARSKY

WITNESS: [Signature]
PRINT NAME: Jacob Scherer
Sam Demery ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN S. MIDLARSKY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 20th DAY OF August, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: Jamie Dempsey
COMMISSION NO: 00175388

LOT 3:

IN WITNESS WHEREOF, WE CHARLES ROBERT JOHNSON AND LISA A. JOHNSON DO HERELIANTO SET OUR HANDS AND SEALS THIS 30th DAY OF August, 2012.

WITNESS (AS TO BOTH): [Signature] BY: [Signature]
PRINT NAME: CHARLES ROBERT JOHNSON

WITNESS (AS TO BOTH): [Signature] BY: [Signature]
PRINT NAME: LISA A. JOHNSON

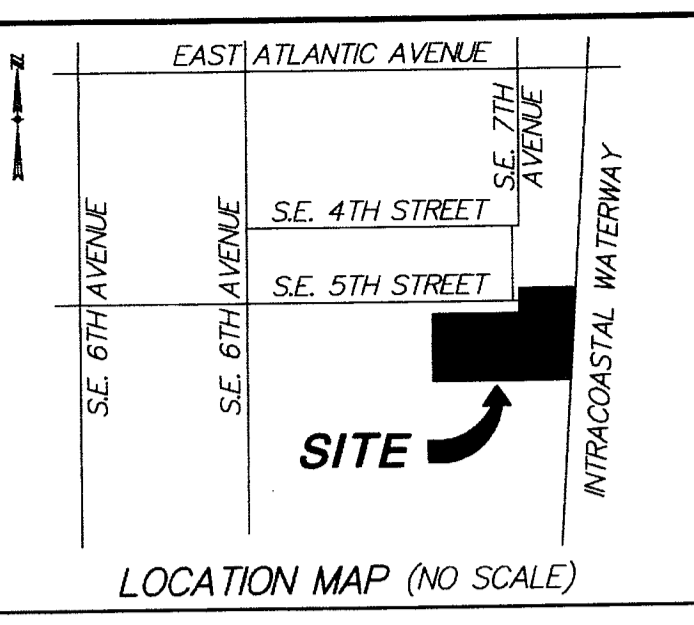
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES ROBERT JOHNSON AND LISA A. JOHNSON WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED Drivers License AND Drivers License RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF August, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: Carol Ann Johnson
COMMISSION NO: 00834777



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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PHYLLIS C. GRAHAM AND GRAHAM HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOT 1), STEVEN S. MIDLARSKY (AS TO LOT 2), CHARLES ROBERT JOHNSON AND LISA A. JOHNSON (AS TO LOT 3), GEORGE M. POTTER AND ANN P. POTTER (AS TO LOT 4), MARY PATRICIA O'MALLEY AND ROBERT DION (AS TO LOT 5), M/H 622 PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOTS 6 AND 7) AND TOWNHOUSE VILLAS SOBRE DEL MAR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION (AS TO TRACT "A"), OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 11, BLOCK 1, OSCEOLA PARK, PLAT BOOK 3, PAGE 2 (P.B.C.P.R.) BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLAS SOBRE DEL MAR", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30 FEET OF THE SE. 5TH STREET AND THE APPARENT CUL-DE-SAC LYING SOUTH AND EAST OF SAID PORTION OF SE. 5TH STREET LYING NORTH OF AND ADJACENT TO THAT PART OF LOT 11, BLOCK 1, OSCEOLA PARK, DELRAY BEACH, FLORIDA, ACCORDING TO THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 3, PAGE 2, LYING EAST OF THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF SE. 7TH AVENUE AS NOW LAID OUT AND IN USE, NORTH OF SE. 4TH STREET, AND LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY;

AND THAT PART OF LOT 11, BLOCK 1, OSCEOLA PARK, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 2, LYING EAST OF THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF SE. 7TH AVENUE, AS NOW LAID OUT AND IN USE, NORTH OF SE. 4TH STREET, AND LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY.

AND LOT 11, LESS THAT PART LYING EAST OF THE EAST RIGHT OF WAY LINE OF SE. 7TH AVENUE EXTENDED SOUTHERLY AND LESS THE WEST 166 FEET, BLOCK 1, OSCEOLA PARK, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.

PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 11, BLOCK 1 AND THAT PORTION OF THE ROAD RIGHT OF WAY FOR SE. 5TH STREET AS SHOWN ON THE PLAT OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE N.89°28'30"E., ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°28'30"E., ALONG SAID NORTH LINE, A DISTANCE OF 161.63 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY FOR SE. 7TH AVENUE, AS NOW LAID OUT AND IN USE, NORTH OF SE. 4TH STREET; THENCE NORTH 0°00'00"E., ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SE. 5TH STREET AS SHOWN ON SAID PLAT OF OSCEOLA PARK; THENCE N.89°28'30"E., ALONG SAID CENTERLINE, A DISTANCE OF 126.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR THE INTRACOASTAL WATERWAY; THENCE S.0°19'10"W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 177.39 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE S.89°28'30"W. ALONG SAID SOUTH LINE, A DISTANCE OF 287.44 FEET; THENCE N.0°03'26"W., A DISTANCE OF 147.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,239 SQUARE FEET OR 1.06 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS VILLA SOBRE DEL MAR AND FURTHER DEDICATE AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6 AND 7, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF LOTS 1 THROUGH 5, INCLUSIVE, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; 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.

LOT 1:

IN WITNESS WHEREOF, I PHYLLIS C. GRAHAM, DO HERELIANTO SET MY HAND AND SEALS THIS 20th DAY OF August, 2012.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: PHYLLIS C. GRAHAM

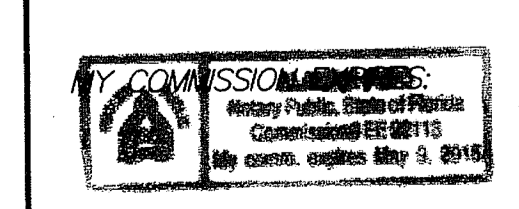
WITNESS: [Signature]
PRINT NAME: KENNETH CYR

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHYLLIS C. GRAHAM WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF August, 2012.



NOTARY PUBLIC NAME: Claudia Puro
COMMISSION NO: May 9th 2015

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF August, 2012.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC NAME: Carol Ann Johnson
COMMISSION NO: 00834777

