

# DELRAY OCEAN ESTATES NORTH

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  
JUNE - 1997

BEING A REPLAT OF A PORTION OF LOTS 6 AND 7 BLOCK E  
OF THE REVISED PLAT OF PALM BEACH SHORE ACRES  
AS RECORDED IN PLAT BOOK 7, PAGE 38 OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA. LYING IN  
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

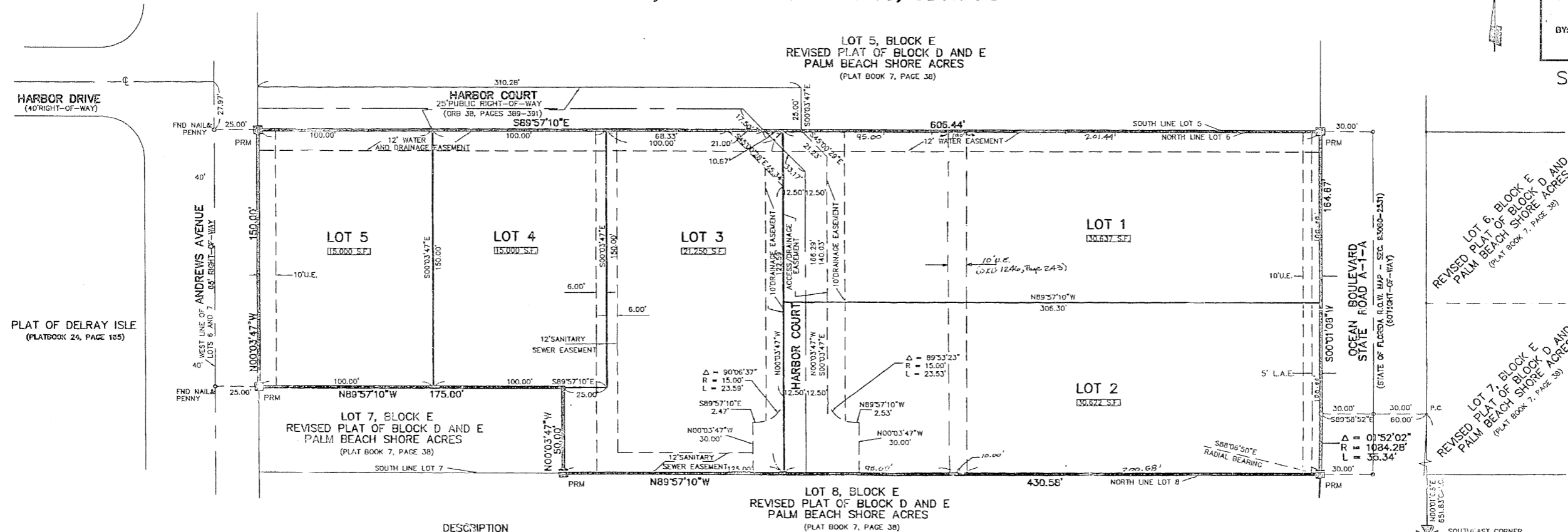
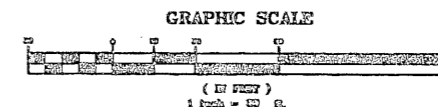
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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:43 A.M.  
THIS 3 DAY OF November  
A.D. 1997 AND DULY RECORDED  
IN PLAT BOOK 31 AND  
PAGES 169 AND 170 ON

GROTHY H. WILKIN  
CLERK CIRCUIT COURT

BY: *David P. Lindley*  
DEPUTY CLERK

SHEET 1 OF 1



- SURVEYORS NOTES**
- In those cases where easements of different types cross or otherwise coincide, utility easements shall have first priority, drainage 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 setback lines shall be as required by current City of Delray Beach Zoning Regulations.
  - No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
  - Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
  - Bearings shown hereon are assumed based on the North line of lot 5, block e of the revised plat of block d and e palm beach shore acres, bearing s89°57'10"W.
  - P.R.M. - Indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
  - U.E. - indicates utility easement.
  - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
  - The City of Delray Beach is hereby granted access for emergency and maintenance purposes.
  - 5000 S.F. DENOTES SQUARE FOOTAGE.
  - D.E. - INDICATES DRAINAGE EASEMENT.
  - L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
  - CRB - DENOTES OFFICIAL RECORDS BOOK.

**DESCRIPTION**

LOTS 6 AND 7, BLOCK E, REVISED PLAT OF BLOCK D AND BLOCK E PALM BEACH SHORE ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF STATE ROAD A-1-A, LESS THE SOUTH 50.00 FEET OF THE WEST 200.00 FEET OF LOT 7, AND LESS THE WEST 25.00 FEET THEREOF.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 112,509 SQUARE FEET / 2.583 ACRES MORE OR LESS.

Has caused said lands to be surveyed and platted as shown hereon as the "DELRAY OCEAN ESTATES NORTH" plat and further dedicates as follows:

- Lots 1 through 5**  
Lots 1 through 5 are platted for private purposes as allowed pursuant to zoning as designated by the City of Delray Beach zoning map.

**ALONG WITH THE FOLLOWING EASEMENTS**

All water and sewer easements shown hereon are dedicated exclusively to the City of Delray Beach for the purposes of access, construction, maintenance and operation activities of water and sewer mains.

The access, drainage and utility easements shown hereon are hereby dedicated to the Delray Ocean Estates North Homeowners Association, Inc. as an access, drainage and utility easement and is to be maintained by said Delray Ocean Estates North Homeowners Association, Inc. with the right of the City of Delray Beach to access, maintain and or repair water and sewer mains that lie within this easement.

Utility easements are made to any public or private utility, such as but not limited to, storm drainage, sanitary sewer, electric power, water service, gas service, telephone lines.

The Limited Access Easement (L.A.E.) is made to the City of Delray Beach for the purpose of prohibiting access between abutting lots and STATE ROAD A1A.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its General Partner.

VOSS FAMILY PARTNERS, L.P.,  
a Tennessee limited partnership  
authorized to do business in the State of Florida

WITNESS: *Carolyn E. Lindsey*  
PRINT Carolyn E. Lindsey

WITNESS: *Amg H. Brown*  
PRINT Amg H. Brown

BY: *Edwin P. Voss*  
EDWIN P. VOSS,  
President of Voss Enterprises,  
a Tennessee corporation,  
authorized to do business in the State of Florida  
GENERAL PARTNER

**ACKNOWLEDGMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared EDWIN P. VOSS, who is personally known to me or has produced *Edwin P. Voss* as identification, and who executed the foregoing instrument as President of VOSS ENTERPRISES, a Tennessee 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 4 day of September 1997.

My commission expires: 5/4/99  
*Carol A. Brown*  
Notary Public

**CITY APPROVALS:**

This plat of the "DELRAY OCEAN ESTATES NORTH" was approved on the 17th day of August A.D. 1997 by the City Commission of the City of Delray Beach, Florida.

*David P. Lindley*  
City Clerk

*Richard M. Hensley*  
Attest

*John J. ...*  
Director of Planning & Zoning

*...*  
Chairperson

*...*  
Fire Marshal

*...*  
Director of Environmental Services

**TITLE CERTIFICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, HUNTER B. CRAIG, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested to Voss Family Partners, L.P.; that the current taxes have been paid; and 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: 10-31-97  
*Hunter B. Craig*  
HUNTER B. CRAIG  
Attorney at Law  
Licensed in 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 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, Palm Beach County, Florida.

Date: 9-11-97  
*David P. Lindley*  
David P. Lindley, P.L.S.  
Reg. Land Surveyor #5005  
State of Florida

OWNER NOTARY CITY OF DELRAY BEACH SURVEYOR

SEE SEAL

**DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS that Voss Family Partners, L.P., a Tennessee limited partnership, the Owner of the land as shown on this plat, being in Section 9, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, described as follows: