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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:31 (A.M./P.M.)
 THIS 23 DAY OF December
 A.D. 1998 AND DULY RECORDED IN PLAT BOOK 84
 ON PAGE(S) 35-36
 DOROTHY H. WILKEN
 CLERK OF THE CIRCUIT COURT
 BY: *D. H. Wilken*
 DEPUTY CLERK

CIRCUIT COURT SEAL

SEACREST HOTEL PROPERTY- PLAT NO. 2

BEING A REPLAT OF A PORTION OF ORIGINAL LOTS 13 THROUGH 16

PLAT OF THE FRACTIONAL EAST HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST

AS RECORDED IN PLAT BOOK 1, PAGE 25; AND ALL OF THE PLAT OF SEACREST HOTEL PROPERTY

AS RECORDED IN PLAT BOOK 24, PAGE 63; BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH,

PALM BEACH COUNTY, FLORIDA

JANUARY 1998

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ocean Properties, Ltd. a Maine corporation, authorized to transact business in the State of Florida, and the City of Delray Beach, Florida, a Municipal Corporation of the State of Florida, owners of the land shown hereon, being in Section 16, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as Seacrest Hotel Property - Plat No. 2, being more particularly described as follows:

A PARCEL OF LAND BEING A PORTION OF ORIGINAL LOTS 13 THROUGH 16, PLAT OF THE FRACTIONAL EAST HALF SECTION 16, TOWNSHIP 46S, RANGE 43E, AS RECORDED IN PLAT BOOK 1, PAGE 25; AND ALL OF THE PLAT OF SEACREST HOTEL PROPERTY; AS RECORDED IN PLAT BOOK 24, PAGE 63; BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ATLANTIC AVENUE (S.R. 806) AND THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ANDREWS AVENUE; THENCE NORTHERLY AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF THE SEACREST HOTEL PROPERTY AND THE POINT OF BEGINNING; THENCE N00°00'00"E A DISTANCE OF 200.63 FEET; THENCE N90°00'00"E A DISTANCE OF 100.00 FEET; THENCE N00°00'00"E A DISTANCE OF 50.00 FEET; THE THREE (3) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY LINES OF SAID PLAT; THENCE N90°00'00"W ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 100.00 FEET; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ANDREWS AVENUE A DISTANCE OF 322.20 FEET; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE RUN ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID ORIGINAL LOT 13, S89°47'30"E A DISTANCE OF 467.95 FEET; TO A POINT ON A WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AS RECORDED IN PLAT BOOK 20, PAGE 4; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S08°54'23"W A DISTANCE OF 325.90 FEET; THENCE S02°29'40"W A DISTANCE OF 234.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 17.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°43'50" A DISTANCE OF 26.80 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, N89°46'30"W A DISTANCE OF 389.75 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINS 5.529 ACRES, MORE OR LESS; AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Dedications

- 1) The 5.0 foot landscape easement shown hereon is hereby dedicated to the Manor House Condominium Association, it's successors and/or assigns for landscaping purposes and shall be the maintenance responsibility of said Association.
- 2) Tract "A" and Tract "B" shown hereon are hereby dedicated to the City of Delray Beach it's successors and/or assigns as public right-of-way for street purposes.
- 3) A 5.00 foot wide Building Maintenance Easement is hereby granted to the owners of the North 50.0 feet of the South 100.0 feet of the East 100.0 feet of the west 110.0 feet of Ocean Lot 15 of fractional East Half of Section 16 as shown in Plat Book 1 Page 25 Public Records of Palm Beach County, Florida, their successors and/or assigns.

IN WITNESS WHEREOF, the above-named Municipal Corporation of the State of Florida has caused these presents to be signed by its Mayor, and attested by its City Clerk, this 23rd day of December 1998.

CITY OF DELRAY BEACH, FLORIDA
 a Municipal Corporation of the State of Florida

BY: *Jay Alperin*
 Jay Alperin, Mayor

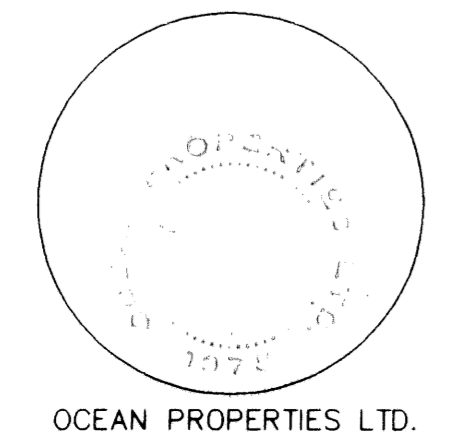
ATTEST: *Barbara Garito*
 Barbara Garito, Deputy City Clerk
 Alison McGregor-Hardy, City Clerk

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 11th day of November 1998.

OCEAN PROPERTIES, LTD.,
 a Maine corporation,
 licensed to do business
 in Florida.

WITNESS: *Kelli Dale* BY: *Michael Walsh*
 Michael Walsh
 Its President

WITNESS: *Kathryn S. Douglas*

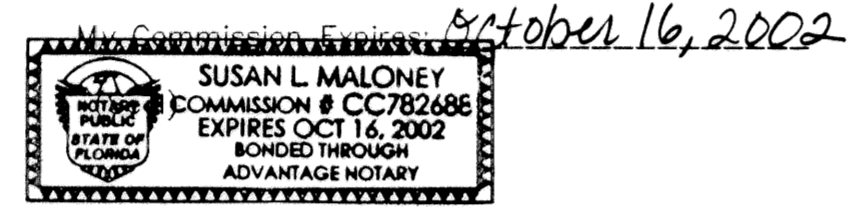


ACKNOWLEDGMENT

(STATE OF FLORIDA)
 (COUNTY OF PALM BEACH)

BEFORE ME personally appeared Jay Alperin and ~~Alison McGregor-Hardy~~ *BARBARA GARITO* who are personally known to me, and who have executed the foregoing dedication as Mayor and City Clerk, respectively, of the City of Delray Beach Florida, a Municipal Corporation of the State of Florida, and severally acknowledged to and before me that they executed such dedication under authority duly vested in them by said the City of Delray Beach Florida.

WITNESS my hand and official seal this 23rd day of December 1998.
Susan L. Maloney
 Notary Public
 Commission No. CC782688



ACKNOWLEDGMENT

(STATE OF FLORIDA)
 (COUNTY OF PALM BEACH)

BEFORE ME personally appeared Michael Walsh who is personally known to me, and who executed the foregoing instrument as President of Ocean Properties LTD., a Corporation, and 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 11th day of November 1998.
Kathryn S. Douglas
 Notary Public
 Commission No. CC613632
 My Commission Expires: Jan. 14, 2001



SURVEYORS NOTES

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

MORTGAGEE'S CONSENT

STATE OF CONNECTICUT
 COUNTY OF Hartford

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 which is recorded in Official Record Book 10705 at page 99 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said mortgage holder has caused these presents to be signed by its Managing Director and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 9th day of November 1998.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY
 a Connecticut Corporation

WITNESS: *Uma Fitzgerald* BY: *Buttfield*

WITNESS: *James J. ...*

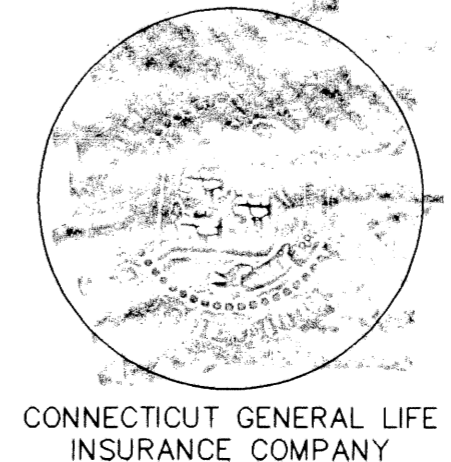
ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ CONNECTICUT
 COUNTY OF HARTFORD

BEFORE ME personally appeared Bret E. Mack as Managing Director who is personally known to me and who executed the foregoing instrument, and acknowledged to and before me that he executed the foregoing instrument, and acknowledged to and before me that he executed such instrument under authority duly vested in him by 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 9th day of November 1998.
Patricia A. Daley
 Notary Public
 Commission No. _____
 My Commission Expires: 3/31/2001

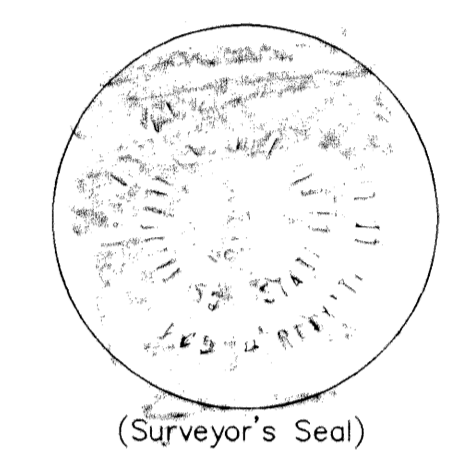
PATRICIA A. DALEY
 NOTARY PUBLIC
 MY COMMISSION EXPIRES MAR. 31, 2001



SURVEYORS 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 City of Delray Beach, Florida.

Gary M. F. Rayman
 Gary M. F. Rayman, R.L.S.
 License No. 2633
 State of Florida



PREPARING SURVEYOR'S STATEMENT

This instrument was prepared by Gary M. F. Rayman R.L.S. in the offices of Shalloway, Foy, Rayman & Newell, Inc., 1201 Belvedere Road, West Palm Beach, FL 33401

TITLE CERTIFICATION

(STATE OF FLORIDA)
 (COUNTY OF PALM BEACH)

I, Richard H. Critchfield, 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 Ocean Properties, LTD., a Maine corporation and the City of Delray Beach; 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: November 11, 1998
Richard H. Critchfield
 Richard H. Critchfield

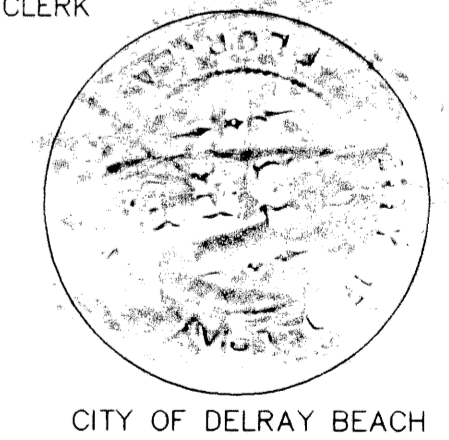
CITY APPROVAL

THIS PLAT OF THE SEACREST HOTEL PROPERTY - PLAT NO. 2 AS APPROVED ON THE 17th DAY OF FEBRUARY 1998 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA

BY: *Jay Alperin* ATTEST: *Barbara Garito*
 Mayor Deputy City Clerk

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Diane Dominquez
 Director of Planning and Zoning
Carolyn ...
 Chairperson, Planning and Zoning Board
Ronald R. ...
 City Engineer
Michael ...
 FIRE MARSHAL



Shalloway, Foy,
 Rayman & Newell, Inc.
 ENGINEERS - PLANNERS - SURVEYORS
 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (561) 655-1151

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Date 12/11/1997
 Designed _____
 Drawn C.A.R./R.M.W.
 Checked G. RAYMAN

SHEET 1 / 2
 JOB NO. 89128

SUBDIVISION Seacrest Hotel
 BOOK 84 PAGE 35
 FLOOD ZONE FLOOD MAP # -
 ZONING -
 QUAD # -
 SE - 65.3
 TAG - 65.3
 PUD NAME City of Delray Beach

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