

" ESTUARY "
 A REPLAT OF LOTS 6 THROUGH 15, BLOCK A AND LOTS 12 THROUGH 15, BLOCK B
 AND A PORTION OF ROYAL PALM BOULEVARD, "PLAT NO.3 ROYAL PALM GARDENS", (P.B.21,PG.57,P.B.C.R.)
 AND A REPLAT OF A PORTION OF TRACTS "P-1" AND "P-2", ESTUARY, (P.B.86,PGS.75-80,P.B.C.R.)
 ALL LYING IN SECTION 9, 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 2:11 p.m.
 THIS 19th DAY
 OF February 2002.
 AND DULY RECORDED
 IN PLAT BOOK NO. 93
 AT PAGE(S) 129-130
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by _____ D.C.



DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT DELRAY ESTUARY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ESTUARY II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 6 THROUGH 15 (INCLUSIVE), BLOCK A, AND LOTS 12 THROUGH 15 (INCLUSIVE), BLOCK B, PLAT NO. 3 ROYAL PALM GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 57 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 50-FOOT RIGHT OF WAY DESIGNATED AS ROYAL PALM BOULEVARD AS SHOWN ON PLAT NO. 3 ROYAL PALM GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 57 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 BOUNDED AS FOLLOWS:
 ON THE NORTH BY THE NORTH RIGHT OF WAY LINE OF SAID ROYAL PALM BOULEVARD; ON THE SOUTH BY THE SOUTH RIGHT OF WAY LINE OF SAID ROYAL PALM BOULEVARD; ON THE EAST BY THE WEST LINE OF THE "ESTUARY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE WEST BY THE NORTHERLY PROLONGATION OF WEST LINE LOT 12, BLOCK B, PLAT NO. 3 ROYAL PALM GARDENS, SAME BEING THE SOUTHERLY PROLONGATION OF WEST LINE LOT 12, BLOCK A, PLAT NO. 3 ROYAL PALM GARDENS.

TOGETHER WITH:

A PORTION OF TRACT "P-1", ESTUARY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "P-1"; THENCE NORTH 89°22'32" EAST ALONG THE NORTH LINE OF SAID TRACT "P-1", SAME BEING THE NORTH LINE OF ESTUARY, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°38'14" EAST ALONG A LINE 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "P-1", SAME BEING 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF ESTUARY, A DISTANCE OF 142.44 FEET; THENCE SOUTH 89°21'46" WEST, 6.00 FEET TO THE WEST LINE OF SAID TRACT "P-1"; SAME BEING THE WEST LINE OF ESTUARY; THENCE NORTH 00°38'14" WEST, ALONG THE WEST LINE OF SAID TRACT "P-1", SAME BEING THE WEST LINE OF ESTUARY, 142.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACT "P-2", ESTUARY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "P-2"; THENCE SOUTH 00°38'14" EAST ALONG THE WEST LINE OF SAID TRACT "P-2", SAME BEING THE WEST LINE OF ESTUARY, A DISTANCE OF 8.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°38'14" EAST ALONG THE WEST LINE OF SAID TRACT "P-2", SAME BEING THE WEST LINE OF ESTUARY, A DISTANCE OF 136.04 FEET; THENCE NORTH 89°21'46" EAST, 17.96 FEET; THENCE NORTH 00°47'36" WEST, 0.08 FEET; THENCE NORTH 28°42'42" WEST, 25.40 FEET; THENCE NORTH 00°38'14" WEST, ALONG A LINE 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "P-2", SAME BEING 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF ESTUARY, A DISTANCE OF 113.55 FEET; THENCE SOUTH 89°21'46" WEST, 6.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 2.5356 ACRES, 110,451 SQUARE FEET, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "ESTUARY II" AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS DEDICATED TO THE DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND/OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.
 TRACT "A" IS ALSO DEDICATED AS A GENERAL UTILITY EASEMENT.
 TRACT "B" IS DEDICATED TO THE CITY OF DELRAY BEACH TO BE OWNED BY SAID CITY WITH THE RIGHT OF THE PUBLIC TO ACCESS AND UTILIZE SAID TRACT FOR PEDESTRIAN INGRESS AND EGRESS. DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT "B".

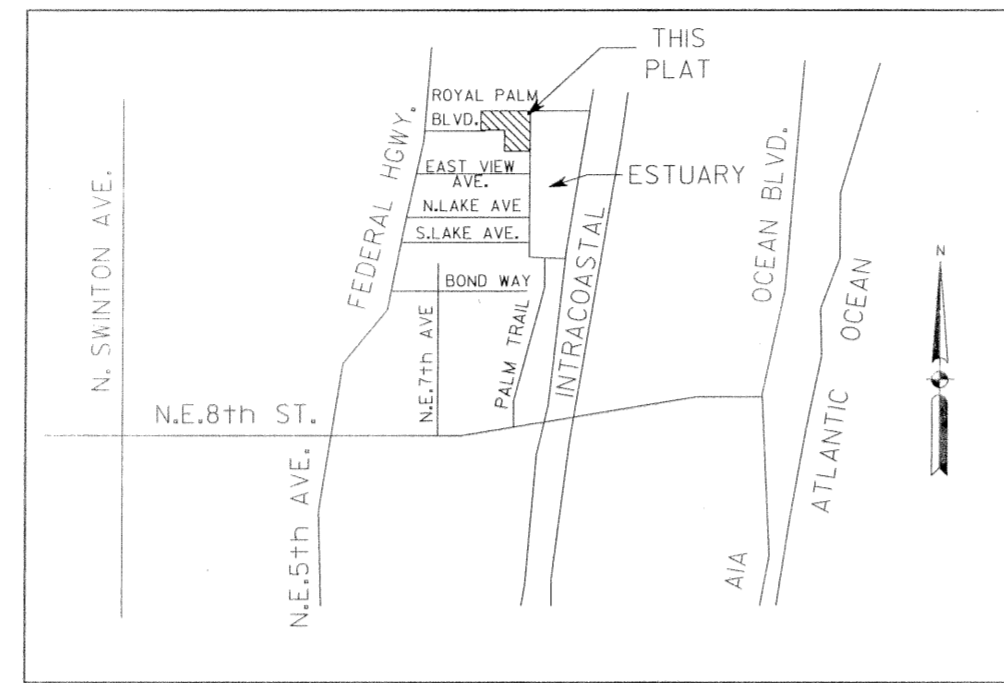
ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

GENERAL UTILITY EASEMENTS 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 LINES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE NON-VEHICULAR ACCESS LINE IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS ACROSS SAID LINE.

IN WITNESS WHEREOF, DELRAY ESTUARY, L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER
 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO
 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY
 OF January, 2002.

WITNESS: George J. Cohen
 PRINT NAME: George J. Cohen
 DELRAY ESTUARY, L.C.
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: Scott Porten
 SCOTT PORTEN,
 AS MANAGING MEMBER



VICINITY MAP (NOT TO SCALE)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED SCOTT PORTEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DELRAY ESTUARY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, 2002.

My Commission Expires: August 30, 2002
Melissa Manning
 NOTARY PUBLIC

REVIEWING SURVEYOR:
 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 THE ESTUARY II, 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: 12-21-01
John D. Weaver
 JOHN D. WEAVER, P.S.M.
 LICENSE NO. 3550
 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 KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO 177.091(9) F.S., WILL BE SET UNDER THE GUARANTEE, POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 12-21-01
John P. Weber
 JOHN P. WEBER, P.S.M.
 LICENSE NO. 4323
 STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY IS VESTED IN DELRAY ESTUARY L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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 CREATED BY THIS PLAT.

DATED: November 27, 2001
Michael M. Chapman
 OFFICER OF TITLE INSURANCE COMPANY
 PRINT NAME: Michael M. Chapman
 TITLE: Assistant Vice President

CITY OF DELRAY BEACH	REVIEWING SURVEYOR	DELRAY ESTUARY, L.C.	NO MORTGAGE	MORTGAGEE	SURVEYOR
				HARBOURTON	



MORTGAGEE'S CONSENT

STATE OF VIRGINIA
COUNTY OF FAIRFAX

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11138 AT PAGE 1653, AS AMENDED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 12215, PAGE 1634 AND OFFICIAL RECORDS BOOK 12304, PAGE 1468, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF January, 2002.

WITNESS: James M. Cluett
 BY: James M. Cluett
 JAMES M. CLUETT, SENIOR VICE PRESIDENT

STATE OF VIRGINIA
COUNTY OF FAIRFAX

BEFORE ME PERSONALLY APPEARED JAMES M. CLUETT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF HARBOURTON FINANCIAL CORP., 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 15 DAY OF January, 2002.

MY COMMISSION EXPIRES: 9/30/04
Barbara Barite
 NOTARY PUBLIC

CITY OF DELRAY BEACH
 THIS PLAT OF "ESTUARY II" AS APPROVED ON THIS 8th DAY OF January, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Diana W. Schmidt
 MAYOR
 ATTEST: Barbara Barite
 CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Harley
 DIRECTOR OF PLANNING AND ZONING
Ronald H. Kayanok
 CITY ENGINEER
Rich C. Harris
 DIRECTOR OF ENVIRONMENTAL SERVICES
Barbara Barite
 CHAIRPERSON, PLANNING AND ZONING BOARD
W. Adams
 FIRE MARSHAL

PREPARED BY:
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