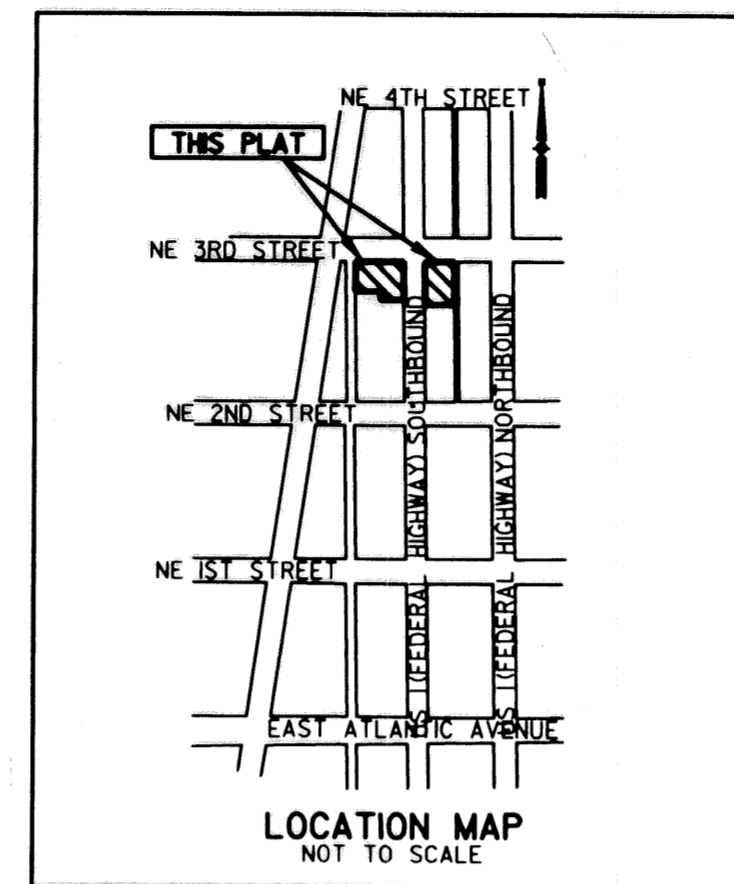


DELRAY SEBASTIAN

A REPLAT OF SAN SEBASTIAN, PLAT BOOK 96, PAGES 117 AND 118,
PALM BEACH COUNTY RECORDS, SECTION 16, TOWNSHIP 46 SOUTH,
RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH } SS
STATE OF FLORIDA }
THIS PLAT WAS FILED FOR
RECORD AT 1:43 P.M.
THIS 29 DAY OF
May 2003
AND DULY RECORDED
IN PLAT BOOK NO. 99
AT PAGE(S) 1 thru 2
DOROTHY H. WILKENS, CLERK
BY: *[Signature]*
DEPUTY CLERK

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX HOMES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5-7-03

[Signature]
PRINTED NAME: Rebecca Wilkens
TITLE: Exec Vice Pres

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF DELRAY SEBASTIAN, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998.

DATE: 5-14-03

[Signature]
BY: JOHN WEBER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO.

APPROVALS:

THIS PLAT OF DELRAY SEBASTIAN WAS APPROVED ON THE 6th DAY OF May A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

MAJOR: *[Signature]*
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
ATTEST: *[Signature]* DIRECTOR, PLANNING AND ZONING
[Signature] CITY ENGINEER
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES
[Signature] CITY CLERK
[Signature] CHAIRPERSON, PLANNING AND ZONING
[Signature] 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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091(9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; 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, FLORIDA.

DATED: 5-12-2003

[Signature]
BY: JOHN F. WEBER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4323

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF SAN SEBASTIAN, SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DELRAY SEBASTIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAN SEBASTIAN, AS RECORDED IN PLAT BOOK 96, PAGES 117 AND 118, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LESS TRACT A DEDICATED TO THE PUBLIC.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING A TOTAL OF 1.2796 ACRES, 55,738 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY SEBASTIAN AND FURTHER DEDICATES AS FOLLOWS:

TRACTS B AND C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

A UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF DELRAY BEACH ON, OVER AND BENEATH TRACTS B AND C FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

TRACTS D, E, F, G, H, J, K, L, M, N, O, P AND Q, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION FOR OPEN SPACE, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION FOR RECREATIONAL USE, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

LOTS 1 THROUGH 32, SHOWN HEREON, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GENERAL PUBLIC TO BE UTILIZED FOR INGRESS-EGRESS PURPOSES.

THE NON-VEHICULAR ACCESS LINE (NVAL), AS SHOWN HEREON, IS HEREBY GRANTED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS ACROSS SAID LINE.

A PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED BY THE SAN SEBASTIAN HOMEOWNERS ASSOCIATION ON AND OVER TRACTS G, H AND N TO OWNERS AND THEIR GUESTS FOR ACCESS TO LOTS 14, 15, 16, 17, 18, 19, 29, 30, 31 AND 32.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1 DAY OF May, 2003.

WITNESS: *[Signature]*
PRINT NAME: Kevin Boudreau
CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP,
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER
WITNESS: *[Signature]*
PRINT NAME: Mollie Demaline
DAVID E. ABRAMS
TITLE: DIVISION PRESIDENT

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED DAVID E. ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE 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 1 DAY OF MAY, 2003.

NOTARY PUBLIC: *[Signature]* Jay M. Auerman
PRINT NAME: Ivy M. Seitman

PLAT NOTES:

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.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, 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.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89°59'58" EAST ALONG THE CENTER LINE OF NORTHEAST 3 RD STREET (ALSO KNOWN AS LAING STREET).

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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

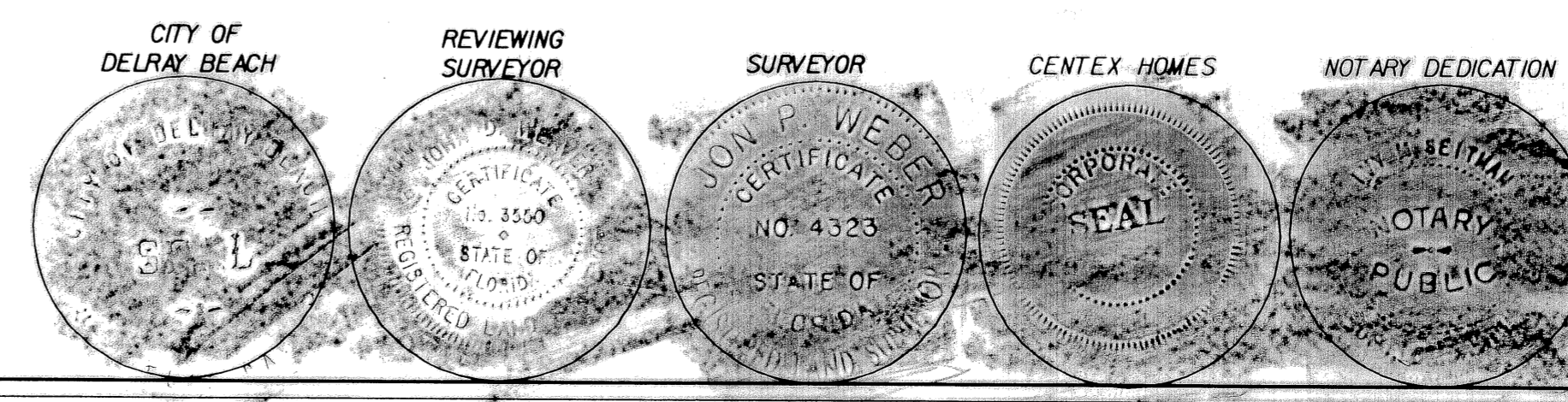
THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

THE SIGHT TRIANGLE AREAS, SHOWN HEREON, ARE INTENDED TO PROVIDE AN AREA CLEAR OF OBSTRUCTIONS SO THAT VEHICLES MAY SAFELY ENTER THE ADJACENT ROADWAYS. ALL MATERIALS PLACED, BE IT PLANT OR OTHERWISE, WITHIN THESE AREAS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

ROOFS ARE PERMITTED TO OVERHANG THE OPENSACES AND PRIVATE STREETS ADJACENT TO THE TOWNHOUSE UNITS (LOTS) BUT MAY NOT EXTEND OVER THE PLAT LIMITS AS SHOWN HEREON.

LEGEND:

- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (PRM), 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LS NO. 4323", UNLESS NOTED OTHERWISE.
- P.B. - DENOTES PLAT BOOK
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PG. - DENOTES PAGE
- P.O.B. - DENOTES POINT OF BEGINNING
- P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
- ☒ - DENOTES CENTERLINE
- U.E. - DENOTES UTILITY EASEMENT
- R/W - DENOTES RIGHT-OF-WAY



PREPARED BY:
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