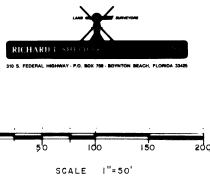


# ESTATES MANGO de PARIS

LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
BEING A REPLAT OF A PORTION OF SECTION 8, AS RECORDED IN  
THE PLAT, SUBDIVISION OF SECTION 8, IN PLAT BOOK 1, PAGE 4,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
DELRAY BEACH PALM BEACH COUNTY FLORIDA

OCTOBER 1994  
SHEET 1 OF 2



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record in Book 192 on the 15 day of October, 1994 and does not appear in Plat Book No. 77 as per page 192 of the Official Court of Palmetto D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CALVIN R. PARIS, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ESTATES MANGO de PARIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTH HALF (S 1/2) OF LOT FIFTEEN, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT OF SUBDIVISION OF SAID SECTION 8 ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 4;

LESS: THE EAST 15.00 FEET OF THE EAST THREE QUARTERS (E 3/4) OF THE SOUTH HALF (S 1/2) OF SAID LOT FIFTEEN, THE SOUTH 10.00 FEET OF THE EAST 900.50 FEET OF THE EAST THREE QUARTERS (E 3/4) OF THE SOUTH HALF (S 1/2) OF SAID LOT FIFTEEN, AND THE NORTH 10.00 FEET OF THE EAST 800.00 FEET OF THE EAST THREE QUARTERS (E 3/4) OF THE SOUTH HALF (S 1/2) OF SAID LOT FIFTEEN, ALL BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND HERETOFORE CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA FOR STREET RIGHT-OF-WAY PURPOSES; AND:

LESS: THE NORTH 20.00 FEET OF THE WEST QUARTER (W 1/4) OF THE SOUTH HALF (S 1/2) OF SAID LOT FIFTEEN SECTION 8 TOWNSHIP 46 SOUTH, RANGE 43 EAST.

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

CONTAINING 9.63 ACRES (419587 SQUARE FEET) MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS, THAT CALVIN R. PARIS, OWNER OF THE LAND SHOWN HEREON AS ESTATES MANGO de PARIS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATED AS FOLLOWS:

- STREETS:  
TRACT "C" (RIGHT-OF-WAY ON N.W. 12TH STREET, N.W. 13TH STREET, AND N.W. 14TH AVE, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PUBLIC RIGHT-OF-WAY.
- EASEMENTS:  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
- DRAINAGE EASEMENTS:  
DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ESTATES MANGOS de PARIS HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
- TRACT "A":  
IS HEREBY DEDICATED TO OWNER OF LOT NO II, AS A PRIVATE ACCESS, TO BE OWNED AND MAINTAINED BY SAID OWNER.
- TRACT "B":  
IS HEREBY DEDICATED TO THE ESTATES MANGOS de PARIS OWNERS ASSOCIATION AS A MANAGEMENT TRACT TO BE MAINTAINED BY SAID ASSOCIATION WITH A DEDICATED RIGHT-OF-ACCESS TO THE SOUTH FLORIDA MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.
- THE 5.00 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, CALVIN R. PARIS DOES HERE UNTO SET HIS HAND AND SEAL THIS 15 DAY OF MARCH, 1994  
WITNESS Jo Just  
BY Calvin R. Paris  
CALVIN R. PARIS, OWNER

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CALVIN R. PARIS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND SEAL THIS 30th DAY OF March, 1994  
MY COMMISSION EXPIRES: 30th DAY OF March, 1998  
Notary Seal: William M. Goddard  
(NOTARY PUBLIC-STATE OF FLORIDA)

### SURVEYOR CERTIFICATE

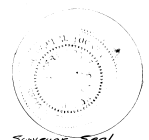
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.M.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

Joseph M. Tucker  
JOSEPH M. TUCKER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO 3285

### GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF N.W. 12TH STREET, BEING AN ASSUMED BEARING OF N 90 00' 00" EAST.
- THE CITY OF DELRAY BEACH HAS RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- THE NAME AND ADDRESS OF THE SUBDIVIDER IS AS FOLLOWS:  
MR CALVIN R. PARIS  
600 NW 12TH STREET  
DELRAY BEACH, FLORIDA 33444
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



### CITY APPROVAL

THIS PLAT OF THE ESTATES MANGO de PARIS WAS APPROVED ON THE 15th DAY OF DECEMBER, A.D. 1994 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST:  
Alison MacKugo Harby  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Dominguez  
DIRECTOR OF PLANNING & ZONING

Ronald L. Hilde  
PLANNING & ZONING BOARD CHAIRMAN

Richard L. Shephard  
CITY ENGINEER

Richard L. Shephard  
FIRE MARSHALL

Richard L. Shephard  
DIRECTOR OF ENVIRONMENTAL SERVICES

### TITLE CERTIFICATE

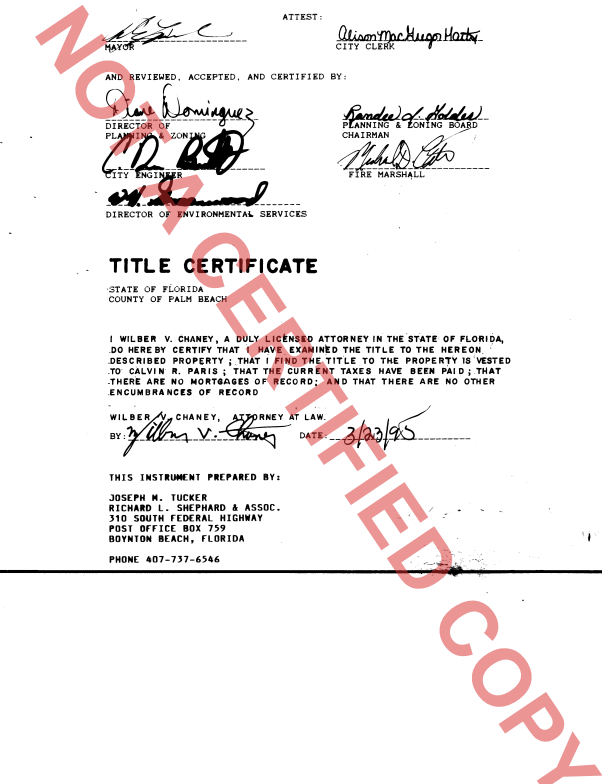
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, WILBER V. CHANEY, 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 CALVIN R. PARIS; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

WILBER V. CHANEY, ATTORNEY AT LAW  
BY: Wilber V. Chaney DATE: 3/23/95

THIS INSTRUMENT PREPARED BY:

JOSEPH M. TUCKER  
RICHARD L. SHEPHARD & ASSOC.  
310 SOUTH FEDERAL HIGHWAY  
POST OFFICE BOX 759  
BOYNTON BEACH, FLORIDA  
PHONE 407-737-6546

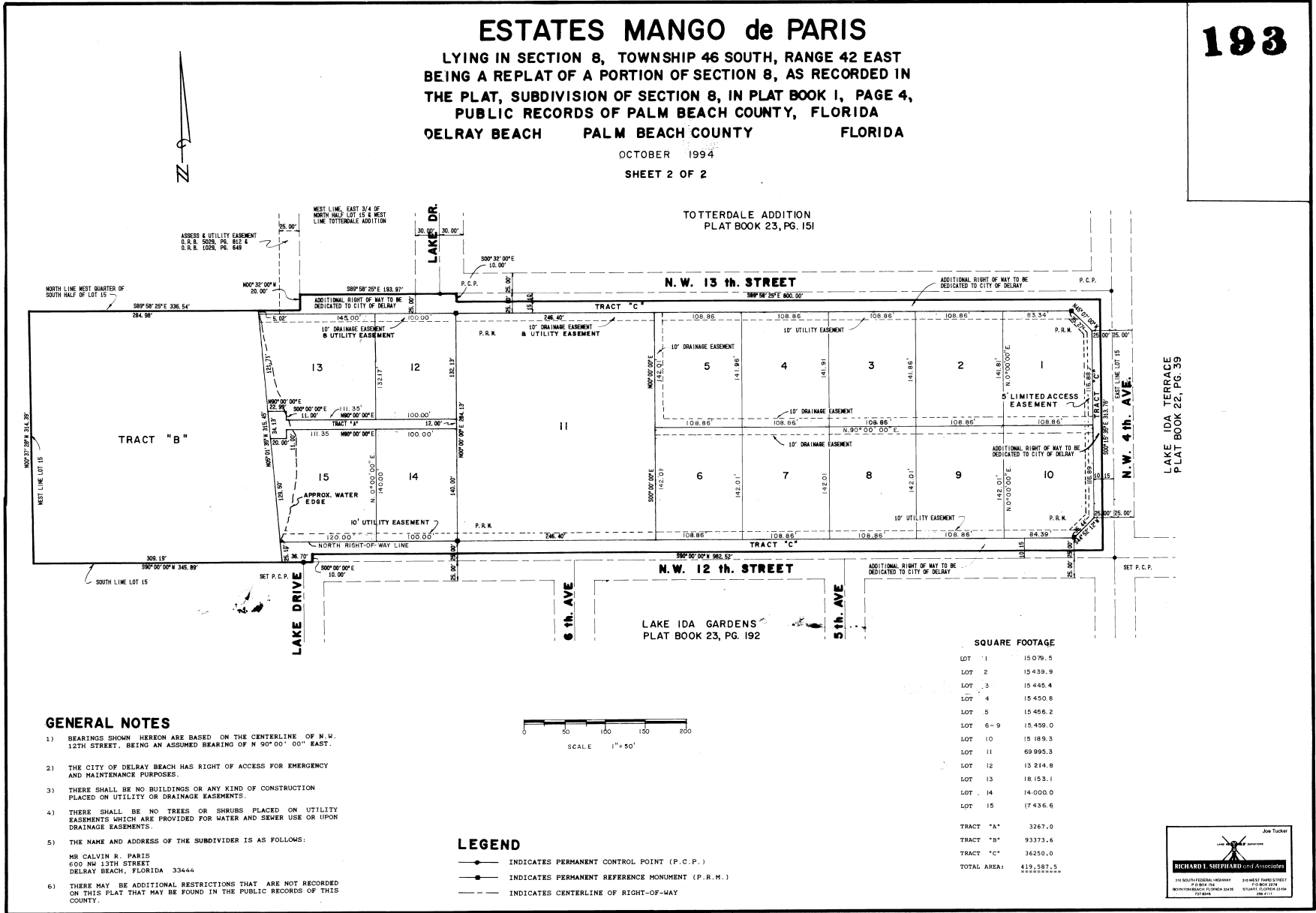


193

# ESTATES MANGO de PARIS

LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
BEING A REPLAT OF A PORTION OF SECTION 8, AS RECORDED IN  
THE PLAT, SUBDIVISION OF SECTION 8, IN PLAT BOOK 1, PAGE 4,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
DELRAY BEACH PALM BEACH COUNTY FLORIDA

OCTOBER 1994  
SHEET 2 OF 2



**SQUARE FOOTAGE**

LOT 1	15 079.5
LOT 2	15 439.9
LOT 3	15 445.4
LOT 4	15 450.8
LOT 5	15 456.2
LOT 6-9	15 459.0
LOT 10	15 189.3
LOT 11	69 995.3
LOT 12	13 214.8
LOT 13	18 153.1
LOT 14	14 000.0
LOT 15	17 436.6
TRACT "A"	3267.0
TRACT "B"	93373.6
TRACT "C"	36250.0
<b>TOTAL AREA:</b>	<b>419,587.5</b>

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF N.W. 12TH STREET, BEING AN ASSUMED BEARING OF N 90°00' 00" EAST.
- THE CITY OF DELRAY BEACH HAS RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- THE NAME AND ADDRESS OF THE SUBDIVIDER IS AS FOLLOWS:  
MR CALVIN R. PARIS  
600 NW 13TH STREET  
DELRAY BEACH, FLORIDA 33444
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**LEGEND**

- INDICATES PERMANENT CONTROL POINT (P.C.P.)
- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- INDICATES CENTERLINE OF RIGHT-OF-WAY

