BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, AND A REPLAT OF THE TROPIC CAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43,

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT F.P. DINO & ASSOCIATES, INC., A FLORIDA CORPORATION (AS TO TRACT "A" AND LOTS 9, 10, 11, 12, AND 13), EUGENE TYULKERINGV, VACENTIN' TYULKENKOVA (AS SVILAND TYULKENKOVA (AS TO LOT 1), EUGENE SALTSMAN AND DARCEY SALTSMAN (AS TO LOT 2), ANDOOR M. JIVAN (AS TO LOT 3), MSP V EOUITY PATTHERS, LLC, A FLOROA GIMITED LIABILITY COMPANY (AS TO LOT 3), MSP V EOUITY AND KARTN SWITH AND DANA CHIAVAROLI (AS TO LOT 6), WORKES OF THE LANDS SHOWN HEREON BEGING A REPLAT OF LOTS 3) THROUGH 35, BLOCK 35, DEL-RATION PARK (PLAT BOOK 14, PAGES 9-10) AND A REPLAT OF THE ROPIC CAY VELT, (FLAT BOOK 105), SENDE 43, BENDO M. SELOTION 28, TOWNSHOW AS SOUTH, RANGE 43 EAST, PALM BESCOOKT, FLOROBA, SHOWN HEREON BESCHOOL 28, TOWNSHOWN BE SOUTH, RANGE 43 EAST, PALM BESCOOKT 95, FRORE 430, BENDO MS. SELOTION 28, TOWNSHOWN BE SOUTH, RANGE 43 EAST, PALM BESCOOKT, FLOROBA, SHOWN HEREON BESCHOOL 28, TOWNSHOWN BE SOUTH, RANGE 43 EAST, PALM BESCOOKT 95, FRORE 95, BENDO MICH. PARTICULARLY OSCORICOUNTY, FLOROBA, SHOWN HEREON BESCHOOL 25, TOWNSHOWN BESCHOOL 25, TOWNSHOWN BE STREPPIC CAY VELOCIAL PROPERTY OF THE PAGE 35 TREPPIC CAY VELOCIAL PROPERTY OF THE PAGE 35 TREPPICATE AND THE PAGE 35 TREPPICAT

LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, ELORIDA

TOOSTHER WITH

ALL OF TROPIC CAY, ACCORDING TO THE PLAY THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATE LYNG AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 53,613 SQUARE FEET (1.23 ACRES) MGRE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LCTS 1 THROUGH 13 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC AS PUBLIC RIGHT OF WAY FOR PEDESTRIAN AND VEHICULAR NIGRESS AND EGRESS AND UTILITY PURPOSES. OWNERSHIP OF TRACT "A" SHALL NOT BE CONVEYED TO THE CITY OF DEERAY BEACH BY VIRTUE OF THIS DEDICATION HOWEVER TRACT "A" MAY NOT BE UTILIZED AS A PRIVATE STREET, AND NO BRARIERS TO PUBLIC ACCESS OF TRACT "A" SAS DEDICATED AGREEMENT OF STREET AND THE STREET AND SHAPE FOR TO STREET AND THE S

THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TROPIC CAY HOMEOWNERS ASSOCIATION FOR INGRESS-EGRESS AND OTHER ITEMS INCONSISTENT WITH

THE CEMERAL UTILITY EASSMENT IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT INFO LIMITED TO STORM DRAMAGE, SANITARY SEWER, ELECTORIP POWER, WETRE SERVICES, CAS SERVICE, TELEPHONE LIMES AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SALL MITERFERE WITH THE FACILITY AND SERVICES ON ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE TROPIC CAY HOMEOWNERS ASSOCIATION, TO SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID HOMEOWNER'S ASSOCIATION METHOUS RECOURSE TO THE CITY OF DETRAY EBACH.

## TRACT "A" AND LOTS 9, 10, 11, 12 AND 13:

F.P. DIND & ASSOCIATES, INC. A FLORIDA CORPORATION

WITNESS	BY: FRANK P. DIND FRESIDENT
(PRINT NAME)	
WITNESS	

#### ACKNOWLEDGMENT

(PRINT NAME)

BEFORE ME PERSONALLY APPEARED FRANK P. DINO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF F.P. DING & ASSOCIATES, ING., SLORIDA COSPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE BEAL AFFIRED TO THE FORECOING INSTRUMENT IS THE CORPORATION, AND THAT THE PREVENT OF SAID CORPORATION AND THAT THE THAT THE PREVENT OF SAID CORPORATION AND THAT THAT SAIP INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_

OTARY PUBLIC, STATE OF FL	ACIDA	My Commission	evmiraer	
onal rodge, black of 1	Sarrios	My Commission	ахригв.	

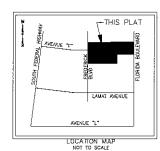
(Print Name) Commission Number: \_\_\_\_ ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

> PREPARED BY THEODORE J. DAVID, P.S.M., DAVID & GERCHAR, INC. DAVID & SERTAR, INU.
> SURVEYORS AND MAPPERS
> CERTIFICATE OF AUTHORIZATION NUMBER LB #5935
> 12075 N.W. 40th STREET, BAY 1
> CORAL SPRINGS, FLORIDA 33065 (954) 340-4025 \* EMAIL: Led@dovldandger SEPTEMBER, 2015

#### FOT 1:

IN WITNESS WHEREOF, WE EUGENE TYULMENKOV, VALENTYN TYULMENKOV AND SVITLANA

	9Y:
WTNE\$\$	EUGENE TYULMENKOV (Owner Lot 1, Trapic Cay
(PRINT NAME)	
WINESS	
(PRINT NAME)	
WINESS	BY: VALENTYN TYULMENKOV (Owner Lot 1. Tropic C
(PRINT NAME)	
WITNESS	
(PRINT NAVE)	
WINESS	BY:
(FRINT NAME)	
WITNESS	
(PRINT NAME)	
<u>ACKNOWLEDGMENT</u>	
STATE OF FLORIDA COUNTY OF PALM BEACH	
ME, OR HAS PRODUCED	ED EUGENE TYULMENKOV WHO IS PERSONALLY KNOWN  AS IDENTIFICATION AND WHO EXECUTED KNOWLEDGED BEFORE ME THAT HE EXECUTED SAID THERENI,
WITNESS MY HAND AND OFFICIAL SEA	L THIS DAY OF A.D., 20



STATE OF PLURIDA COUNTY OF PALM BEACH \$5.5 THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_\_ M, \_\_\_\_, 20\_\_\_ AND DULY RECORDED IN: ON PAGE \_ SHARON R. BLOCK CLERK AND COMPTROLLER, PALM BEACH COUNTY BY: DEPUTY CLERK.

SHEET 1 OF 8

#### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VALENTRY TRUMENKOV WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED — AS DESTINGATION ON HAY EXECUTED THE FORECOME DISTRIBUTED TABLE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAD INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAT	Y CF, A.D., 20
NOTARY PUBLIC, STATE OF FLORIDA	My Commission expires:
(Prior Name)	Commission Number

#### <u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA
GOUNTY OF PALM BEACH

(Print Name)

BEFORE ME PERSONALLY APPEARED SVITLANA TYULMENKOVA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FORECOME INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

WINESS MY HAND AND	OFFICIAL SEAL I	HIS DAY CF	, A,D,, 2D	
NOTARY PUBLIC, STATE	OF FLORIDA	My Commission	n expires;	-

Commission Number

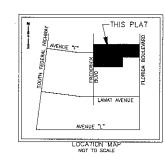


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FIELD BKDRY SURVEY		
CALCULATIONS		
PRM'S SET		
FLANNING DEPT.		
FINAL CHECK		
F: /FP DING/TROPIC CA	Y/PLAT SUR	VEY.DWG

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PREPARED BY:
THEODORE J, DAMD, P.S.M.,
DAWD & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #8935
12075 N.W. 40th STREET, BAY 1
CORAL SPRINGS, FLORICA 33086
(954) 340–4025 • EMAIL: tel@dowldondgerchor.com



SHEET 2 OF 8

- 1	OT	- 0

IN WITNESS WHEREOF, WE EUGENE SALTSMAN AND DARCY SALTSMAN DO HEREUNTO SEY OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_ 20\_\_\_\_.

WINESS

BY: \_\_\_\_\_EUGENE SALTSMAN (Owner Lat 2, Tropic Cay)

(PRINT NAME)

WINESS

(PRINT NAME)

DARCY SALTSMAN (Owner Lot 2, Trools Cov)

WITNESS (PRINT NAME)

WITNESS

(PRINT NAME)

#### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE SALTSMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS DENTIFICATION AND WHO EXECUTED THE FORECOMING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREN.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_\_ A.D., 2D\_\_\_

NOTARY PUBLIC STATE OF ECORIDA

My Commission expires: \_\_\_\_\_

(Print Name)

Commission Number: \_\_

#### <u>ACKNOWLEDGMENT</u>

TATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED DARCY SALTSMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING MISTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ BAY OF \_\_\_\_\_\_ A.D., 20\_\_\_

NOTARY PUBLIC. STATE OF FLORIDA

My Commission expires;

(Print Name)

Commission Number:

## <u>LOT 3:</u>

WINESS

IN WITNESS WHEREOF, I ANKOOR M. JIVAN DO HEREUNTO SET MY HAND AND SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, ZO\_\_\_\_\_\_.

BY: \_\_\_\_\_\_ANKOOR M. JIVAN (Owner Lot 3, Tropic Cay)

(PRINT NAME)

WINESS

(PRINT NAME)

### ACKNOWLEDGMENT

STATE OF FLORIDA

BETORE ME PERSONALLY APPEARED ANKOOR M. BYAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED
OR HAS PRODUCED
OR HAS PRODUCED
FORECOME MISTRAMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAD
INSTRUMENT FOR THE PURPOSES THEEBER.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ A,D., 20\_\_\_\_.

NOTARY PUBLIC. STATE OF FLORIDA

My Commission expires:

(Print Rame)

Commission Number:

TROPIC CAY 2 CHECKED BY DATE

FRELHMARY CHECK

FRELD BURN'S SURVEY

CACICHATORS

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FLANING DEPT.

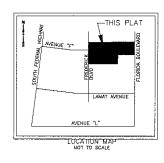
FRAIL CHECK

F.FF DINO/TROPIC CAY/PLAT SURVEY, DWC

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PREFARED BY:
THECOORE L JOAND, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #5935
12075 N.W. 40th STREET, BBY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340–4025 \* EMAIL: test@doi/doinglerchar.com



SINCE! O'D.

Į	LO	Τ	

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY AS CAUSED THESE PRESENTS TO BE SOULD BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE PROPER AUTHORITY "THS DAY OF DAY OF

WITNESS	MSP V EQUITY PARTNERS, LLC A FLORIDA LIMITED LIABILITY COMPANY
(FRINT NAME)	9Y:
WITNESS	NAME; MANAGING MEMBER (Owner Lot 4 Trople Gay)

#### <u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA

(PRINT NAME)

NOTARY FUBLIC, STATE OF FLORIDA	My Commission expires:
(Dela Harris	

#### LOT 5:

WITNESS	BY:
(PRINT NAME)	
WITNESS	

#### <u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA COUNTY OF PALM BEACH

(PRINT NAME)

BEFORE ME PERSONALLY APPEARED JACKIE JOHNSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ...AS JOENTHICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF, A,D., 20	WITNESS MY H
---	--------------

OTARY PUBLIC, STATE OF FLORIDA My Commission expires:	
---	--

(Print Nome)	Commission Number:

#### LOT 6:

IN WITNESS WHEREOF, I MICHAEL J. BERGER DO HEREUNTO SET MY HAND AND SEAL THIS DAY OF

WINESS	BY: MICHAEL & BERGER (Owner Lot 6, Tropic Coy)
(PRINT NAME)	
WITHESS	

#### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

(PRINT NAME)

BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FORECOMEN DISTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAD INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND	AND	OFFICIAL	SEAL	THIS	OAY 0	·	A.D.,	20	
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NOTARY PUBLIC, STATE OF FLORIDA	My Commission expires:

(Print Name)	Commission	Number:	

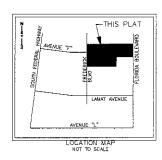


TROPIC CAY 2	CHECKED BY	DATE
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PLANNING DEFT.		
FINAL CHECK	,	
E. ZER DINOZTROPIC C.	AY/PLAT SHEV	EY DWG

BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, AND A REPLAT OF THE TROPIC CAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43,

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PREPARED BY:
THEODORE J. DAMD, P.S.M.,
DAMD & GROCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
12075 N.W. 40th STREET, BAY 1
12075 N.W. 40th STREET, BAY 1
CORAL SPRINGS, FLORIDA 3205
(984) 340–4025 DAMA: Letwodaddondgarchar.com
SPTEMBER, 2015



STATE OF FLOREDA COUNTY OF PAUM BEACH ) \$2.5 COUNTY OF PAUM BEACH ) \$2.5 COUNTY OF PAUM BEACH OF PAUM BEACH OF PAUM BEACH (BUILDER OF PAUM BEACH COUNTY \$2.5 COUNT

SHEET 4 OF 8

(PRINT NAME)

IN WITNESS WHEREOF, I YANICK VERVILLE DO HEREUNTO SET MY HAND AND SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_ 20\_\_\_\_\_\_

WITHESS	BY:	VERVILLE	(Owner	Lot	7.	Tropic	Cay)
(PRINT NAME)							
WINESS							

#### ACKNOWLEDGMENT

TATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED YANGEX VERVILLE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FOR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FORECOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND	AND OFFICIAL SEA	U. THIS DAY OF	A.D., 20

NOTARY PUBLIC, STATE OF FLORIDA	My Commission expires:
(Print Name)	Commission Number:

#### LOT 8:

WITNESS	BY:
(PRINT NAME)	
WITNESS	
(PRINT NAME)	
WITNESS	BY:
(PRINT NAME)	
WINESS	
(PRINT NAME)	

#### <u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KARYAN SMITH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ——AS IDENTIFICATION AND WHO EXECUTED THE FORECOME INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

WINESS MY HAND A	IND OFFICIAL	SEAL THIS	0	AY OF		A.D.,	20
NOTARY PUBLIC STA	TE OF FLOR	Ťi s		Nu Come	nission evoires		

NU ART PUBLIC, STATE OF FLURIDA	My Commission expires:	
<del></del>		

#### ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF PALM BEAC

BEFORE ME PERSONALLY APPEARED DANA CHAVARCU WHO IS FERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FORESONIS INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

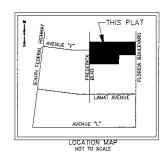
WITNESS MY HAND AND OFFICIAL SEAL THIS DA	Y DF A.b., 20
NOTARY PUBLIC, STATE OF FLORIDA	My Commission expires:
(Print Name)	Commission Number:

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PLANNING DEPT.	7	
FINAL CHECK	1	
F; /FP DING/TROPIC C	AY/PLAT SUR	VEY.D

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PREPARED BY:
THEODORE J. DAND, P.S.M.,
DAVID & CERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBERS
12073 N.W. 40th STREET, BAY 1
COAL SPRINGS, FLORIDA 33065
(954) 340–4025 \* EMAIL: 'cat@ddvidondgerchar.com



SHEET 5 OF 8

#### MORTGAGEE'S CONSENT TRACT "A" AND LOTS 9, 10, 11, 12 AND 13

STATE OF \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

(Priol Name)

THE UNDERSIONED HEREBY CERTIFIES THAT IT IS THE MOLDER OF A MORTICAGE, UPON INTEL PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE OPICIATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTIGAGE WHICH IS RECORDED IN OFFICIAL RECORDS OF THAT DISCONDED IN OFFICIAL RECORDS ONLY, FLORIDA, SHALL BE SUBGROMATED TO THE DEDICATION SHOWN HEREON,

VITNESS	
(PRINT NAME)	BYI AME:
WINESS	TITES:
(PRINT NAME)	
ACKNOWLEDGMENT STATE OF	
BEFORE ME PERSONALLY APPEARED	, WHO IS PERSONALLY AS IDENTIFICATION, AND THE CF THE AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT [HE] [SHE] EXECUTED SUCH CORPORATION, AND THAT THE SEAL AFFIXED TO CORPORATE SEAL OF SAID CORPORATION AND DUE AND RECULAR CORPORATE AUTHORITY, AN AND DEED OF SAID CORPORATION.	INSTRUMENT AS SUCH OFFICER OF SAID O THE FOREGOING INSTRUMENT IS THE THAT IT WAS AFFIXED TO SAID INSTRUMENT BY
WITNESS MY HAND AND OFFICIAL SEAL THIS DA	AY 0F . A.D., 2D .

My Commission expires: ......

Commission Number: \_\_\_\_

#### MORTGAGEE'S CONSENT LOT 1

STATE OF \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTICACE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JON IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREO' AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS DOITY, FLORIDA, SHALL BE SUBDROMATED TO THE DEDICATION SHOWN HERED.

IN WINESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY 175.

TO BE AFFED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DEPOTATES THE AUTHORITY OF ITS BOARD OF

O BE AFFIXED HEREON BY AND WITH THE AUTH- DIRECTORS THISDAY OF	ORITY OF ITS BOARD OF
ITNESS	
FRINT NAME)	NAME:
ITNESS	•
PRINT NAME)	
ACKNOWLEDGMENT_	
STATE OF	
SEFORE ME PERSONALLY APPEARED	
EFORE ME THAT [HE] [SHE] EXECUTED SUCH IN CORPORATION, AND THAT THE SEAL AFFIXED TO CORPORATE SEAL OF SAID CORPORATION AND TH RUE AND REGULAR CORPORATE AUTHORITY, AND NID DEED OF SAID CORPORATION.	ISTRUMENT AS SUCH OFFICER OF SAID THE FORECOING INSTRUMENT IS THE HAT IT WAS AFFIXED TO SAID INSTRUMENT BY
MITNESS MY HAND AND OFFICIAL SEAL THIS DA	Y DF A.D., 20
JOTARY PUBLIC. STATE OF FLORIDA	Ny Commission expires:
Print Name)	Commission Number:

#### MORTGAGEE'S CONSENT LOT 2

STATE OF \_\_\_\_\_

WITNESS

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 CAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS DOINTY, FLORIDA, SHALL BE SUBCROMATED TO THE DESCRIPTION SHOWN HEREON,

IN WITNESS WHEREOF, THE SAID COMPORATION HAS CAUSED THESE PRESENTS TO BE STOKED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_DAY OF \_\_\_ 20\_\_\_ 20\_\_\_

(FRINT NAME)	HAME:
WITNESS	TITLE:
(PRINT NAME)	
ACKNOWLEDGMENT  STATE OF	
WHO EXECUTED THE FOREGOING INSTRUMEN	
BEFORE ME THAT [HE] [SHE] EXECUTED SO CORPORATION, AND THAT THE SEAL AFFIXE CORPORATE SEAL OF SAID CORPORATION A	ICH INSTRUMENT AS SUCH OFFICER OF SAID
MITNESS MY HAND AND OFFICIAL SEAL THIS	DAY OF A.D., ZO
NOTARY PUBLIC, STATE OF FLORIDA	By Cammission expires;
(Print Name)	Commission Number:



TROPIC DAY 2	CHECKED BY	DATE
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SECONDARY CHECK		
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CALCULATIONS		
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PLANNING DEPT.		
FINAL CHECK		
F: /FP DIND/TROPIC CAY/PLAT SURVEY.DWG		

BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, AND A REPLAT OF THE TROPIC CAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43,

> ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

> > PREPARED BY: THEODORE J. DAVID, P.S.M., DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NUMBER LB #6935 12075 N.W. 40th STREET, BAY 1 CORAL SPRINGS, FLORIDA 33055 (954) 340–4025 EMAIL 1ed@dovidandgerchar.com SEPTEMBER. 2015



STATE OF FLOREDA SEACH SE.

THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_\_ M.

AND DULY RECORDED IN:

PLAT BOOK. ON PAGE \_\_\_

SHARON R. SLOCK CLERK AND COMPTROLLER, PAIN MEADY COUNTY BY:

SHEET 6 OF 8

# MORTGAGEE'S CONSENT LOT 3

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTICAGE, UPON THE PROPERTY DESCRIBED HEREBY AND DOES HEREBY JOIN IN AND CONSENT TO THE CODICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE COWNER THEREO? AND AGREES THAT ITS MORTICAGE WHICH IS RECORDED IN OFFICIAL RECORDS DOORNY, FLORIDA, SHALL BE SUBGROBATED TO THE OBJOICATION SHOWN HEREON.

WITNESS	W-1014-1
(DOINT NAME)	BY:

NAME:

TITLE:

WINESS (PRINT NAME)

#### <u>ACKNOWLEDGMENT</u>

COUNTY OF \_\_\_\_\_

WITNESS MY HAND AND OFFIGAL SEAL THIS \_\_\_\_ DAY OF \_\_\_ \_\_\_\_ A.D., 2D\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: \_\_\_\_\_

Commission Number: \_\_\_\_ (Print Name)

#### MORTGAGEE'S CONSENT LOT 6

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 OFTICIAL RECORDS BOOK THAT ITS MORTGAGE OF THE PUBLIC RECORDS OF PAUM BEACH COUNTY, FLORIDA. SHALL BE SUBGROMATED TO THE DEDICATION SHOWN HEREON,

WTNESS		
	BY:	
(PRINT NAME)		

NAME: TITLE: WITNESS

## ACKNOWLEDGMENT

STATE OF \_\_

(PRINT NAME)

BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY AND KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. AND COMPONENT OF THE OFFICE OF SAID COPPORATION, AND THAT THE SEAL APPRIED TO THE FORECOMEN INSTRUMENT IS THE OUT OF THE OFFICE OFFICE OF THE OFFICE OFFICE OF THE OFFICE BEFORE ME PERSONALLY APPEARED

AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ A,D., 20\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

(Frint Name)

My Commission expires: \_\_\_

#### MORTGAGEE'S CONSENT LOT 7

STATE OF \_\_\_\_\_ COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREBY 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 GYFILDA. RECORDS DOCK. "FACE OF THE MIGHE RECORDS OF AND MERCH CONCENTRATION OF THE MERCH RECORDS OF AND MERCHANDER OF THE MERCH RECORDS AND MERCHANDER OF THE MERCHANDER OF

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS 

	<del></del>
ITNESS	
PRINT NAME)	BY:

TITLE:

WITHESS (PRINT NAME)

## **ACKNOWLEDGMENT**

STATE OF ...

BEFORE ME PERSONALLY APPEARED , WHO IS PERSONALLY MOUNT TO ME OR HAS PRODUCED . AND SEVERALLY ACKNOWN TO ME OR HE FOREIGNING INSTRUMENT AS THE . AND SEVERALLY ACKNOWNEDDED TO AND BEFORE ME THAT [HE] [SIE] EXECUTED SUICH INSTRUMENT AS SUICH DEFICER OF SAID COPPORATION, AND THAT THE SEAL AFFIXED TO THE FOREIGNING INSTRUMENT IS THE COMPORATION, AND THAT THE SEAL AFFIXED TO THE FOREIGNING INSTRUMENT IS THE COMPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT IS THE PERE ACT

AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_ NOTARY PURILIC. STATE OF FLORIDA My Commission expires: \_\_\_\_

(Print Name) Gammission Number:



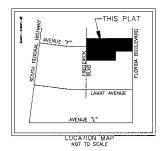
PLAT SUR

BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, AND A REPLAT OF THE TROPIC CAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43,

> ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST,

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

PREPARED BY: THEODORE J. DAVID, P.S.M., DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NUMBER LB #6935 12075 N.W. 40th STREET, BAY 1 CORAL SPRINGS, FLORIDA 33065 (954) 340-4025 \* EMAIL: ted@davidandgerchor.com SEPTEMBER, 2015



STATE OF FLORIDA COUNTY OF PALM BEACH \$ 9,9, THIS INSTRUMENT WAS EXED FOR RECTRICATE IN THIS ..... DAY OF \_\_\_ \_\_\_\_ 20\_\_\_\_ AND DULY RECORDED IN: PLAT BOOK\_\_\_\_\_ DN PAGE SHARDN R. BLOCK CLERK AND COMPTROLLER, PALK BEACH COUNTY DEPUTY CLERK.

SHEET 7 OF 8

STATE OF FLORIDA, DO HEREBY CERTEY THAT I HAVE EXAMINED THE ITTLE TO THE HEREON DESCRIBED PROCERTY, THAT I HAVE EXAMINED THE ITTLE PROPERTY IS VESTED TO F.P. DINO & ASSOCIATES, NC., A FLORIDA COPPORATION (TRACT "A", LOTS 9—13), LEGENE TOURINMO, VALENTN TYLIMENKOV AND SYTLAMA TYLIMENKOVA (LOT 1), EUGENE SALTSMAN AND DARCEY SALTSMAN (AD JANC) (LOT 3), MAYO POL 3), MSP V COUTTY PARTNERS, LLC, A FLORIDA CHAITED LIABILITY COMPANY (LOT 4), JACKIE JOHNSON (LOT 5), MICHAEL J. BERGER (LOT 5), YANGY KEYNLE (LOT 7), KARTYL SMITH AND DANA CHIAVARGU (LOT 8); THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISSED OR RELEASED OF RECORD KOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND DO NOT PROHBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

:	Pote:	
ANE:		
TTORNEY, STATE OF FLORIDA		

#### ACCEPTANCE OF RESERVATIONS

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THE TROPIC CAY HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT HERGEY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HERGEY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_DAY OF \_\_\_\_ 20\_\_

WITHESS	TROPIC CAY HOMEOWNERS ASSOCIATION INC. A FLORIDA CORPORATION NOT FOR PROFIT
(PRINT NAME)	BY)
WITNESS	PRINTED NAME AND TITLE
(FRINT NAME)	

#### REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACK, FLORIDA, MAS REMEWED THIS PLAT OF "TROPIC CAY 2", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPULES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

ATE;	BY:
	NAME: PAUL D. ENGLE
	LICENSE NO. 570B
	STATE OF FLORIDA
	COMPANY: CBRIEN, SUITER & OBRIEN, INC.
	CERTIFICATE OF AUTHORIZATION IN 353

#### SURVEYOR'S CERTIFICATE

THIS IS TO CERTBY THAT THE PLAT SHOWN HEEDN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONDED OF DESCRIPTION OF A SURVEY MADE UNDER MY RESPONDED OF DESCRIPTION OF A SURVEY AND SURVEY AS CONTINUED TO THE SET OF THE SURVEY DATA COMPILES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE CORDINATES OF CITY OF CERTAF SECONDED.

Theodore J. Qavid			
Professional Surveyor and Mapper License No. 5821. Slate of ∏orida			

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM SEACH

BEFORE ME PERSONALLY APPEARED

AS (DENTIFICATION AND WHO EXECUTED

AS (DENTIFICATION AND EXECUTED)

OF TROPIC CAY HOMEOWNERS ASSOCIATION INC.

A FLORDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE

ME HAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND HAT IS HE CORPORATE SAL OF

SAID CORPORATION AND THAT I THAN SAIF FIXED TO SAID MSTRUMENT BY OUR AND REQULAR

AUTHORITY, AND THAT SAID MSTRUMENT IS THE CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA	My Commission expires:
(Print Name)	Commission Number:

#### CITY APPROVAL

CITY ENGINEER

THIS PLAT OF "TROPIC CAY 2" AS APPROVED ON THE \_\_\_\_\_\_ DAY OF A.D. 20\_\_\_\_\_ BY THE CITY COMMISSION OF THE CITY OF DELIVAY BEACH.

MAYOR;  AND REVIEWED, ACCEPTED, AND CERTIFIED BY:	TI
DIRECTOR OF PEANNING AND ZONING	CHAIRPERSON, PLANNING AND ZONING BOARD

FIRE MARCHALL

#### SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT SE, BLOCK 35 HAVING AN ASSUMED BEARING OF N 90'00'00" E.
- 2. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 3. O SET 4"X 24" ROUND CONCRETE PERMANENT REFERENCE MONUMENT WITH BRASS DISK MARKED PRM LB 6935.
- 4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREN AND WILL IN NO CIRCUMSTANCES RE SUPPLANTED IN AUTHORITY OF ANY OTHER ORPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FORMON THE PUBLIC RECORDS OF THIS COUNTY.
- 5, THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAWAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A MOREONITAL DESTANCE OF 10 FEET FROM MY DISITING OR PROPOSED CITY OF DELRAY BEACH MANTANED WATER, SEMES, OR DRAWAGE FACULTES, CONSTRUCTION OR LANDSCAPING UPON MANTENANCE OR CANATITALIST OF STRUCTURES. BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- 6. THERE SHALL BE NO TREES OR SHRUBS PLACED CAI UTILITY EASEMENTS WHICH ARE APPROVED FOR WATER AND SEMER USE OR UPON DRAWAGE EASEMENTS, LANDSCAPINO OR ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANES OCCUPYING SAME.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS FLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

			TROPIC CAY			
CITY OF DELRAY BEACH	RÉVIEVING SURVEYER	SURVEYOR	HOMEOWNERS ASSOCIATION, INC.	TROPIC CAY 2	CHECKED BY	DATE
DECENTION OF THE PERSON	BURTETUR		A CONTRACTOR OF THE CONTRACTOR	PRELIMINARY CHECK		
				SECONDARY CHECK		
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\ a= /		2000	SEAL	FINAL CHECK		
SEAL	SEAL	SEAL	SEAL	Ft /FF DINO/TROPIC CA	Y/PLAT SUR	ÆY.DWG

