

TROPIC CAY 2

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.

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 TYULMENKOV, VALENTYN TYULMENKOV AND SVITLANA TYULMENKOVA (AS TO LOT 1), EUGENE SALTSMAN AND DARCEY SALTSMAN (AS TO LOT 2), ANKOR M. JIVAN (AS TO LOT 3), MSP V EQUITY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOT 4), JACKIE JOHNSON (AS TO LOT 5), MICHAEL J. BERGER (AS TO LOT 6), YANICK VERVILLE (AS TO LOT 7) AND KATIN SMITH AND DANA CHIAVAROLI (AS TO LOT 8), OWNERS OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK (PLAT BOOK 14, PAGES 9-10) AND A REPLAT OF THE TROPIC CAY PLAT, (PLAT BOOK 109, PAGE 43), BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TROPIC CAY 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, FLORIDA.

TOGETHER WITH:

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

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

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

LOTS 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 INGRESS AND EGRESS AND UTILITY PURPOSES. OWNERSHIP OF TRACT "A" SHALL NOT BE CONVEYED TO THE CITY OF DELRAY BEACH BY VIRTUE OF THIS DEDICATION; HOWEVER TRACT "A" MAY NOT BE UTILIZED AS A PRIVATE STREET, AND NO BARRIERS TO PUBLIC ACCESS OF TRACT "A" AS DEDICATED ABOVE MAY BE ESTABLISHED, ANY EFFORT TO EXTINGUISH OR MODIFY THIS DEDICATION FOR PUBLIC RIGHT OF WAY REQUIRES FURTHER ACTION BY THE CITY OF DELRAY BEACH IN ACCORDANCE WITH ITS APPLICABLE LAWS AND REGULATIONS.

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

THE GENERAL UTILITY EASEMENT IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICES, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES ON ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE TROPIC CAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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

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 _____ DAY OF _____, 20____.

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

BY: _____
FRANK P. DINO
PRESIDENT

(PRINT NAME)

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK P. DINO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF F.P. DINO & ASSOCIATES, INC., FLORIDA 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 _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

PREPARED BY:

THEODORE J. DAVID, P.S.M.,
DAVID & GERCHAR, INC.,
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #5935
12075 N.W. 40th STREET, DAY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340-4025 * EMAIL: led@davidandgerchar.com
SEPTEMBER, 2015

LOT 1:

IN WITNESS WHEREOF, WE EUGENE TYULMENKOV, VALENTYN TYULMENKOV AND SVITLANA TYULMENKOVA DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

WITNESS _____

(PRINT NAME)

WITNESS _____

(PRINT NAME)

WITNESS _____

(PRINT NAME)

WITNESS _____

(PRINT NAME)

WITNESS _____

(PRINT NAME)

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE TYULMENKOV WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

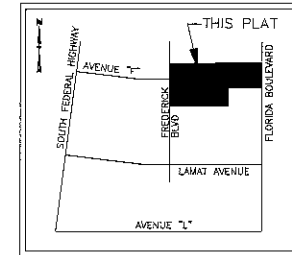
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____



STATE OF FLORIDA } 55
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____, 20____,
AND DULY RECORDED IN
PLAT BOOK _____
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 VALENTYN TYULMENKOV WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

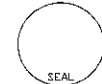
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

F.P. DINO &
ASSOCIATES, INC.

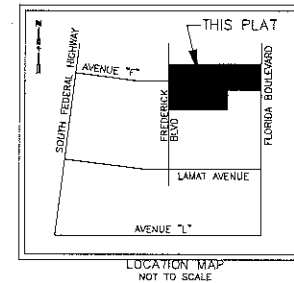


TROPIC CAY 2	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BERRY SURVEY		
CALCULATIONS		
PRIN'S SET		
PLANNING DEPT		
FINAL CHECK		
F:\FP DINO\TROPIC CAY\PLAT SURVEY.DWG		

TROPIC CAY 2

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@tjdauidandgerchar.com
SEPTEMBER, 2015



STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____ 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHARON B. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY _____
DEPUTY CLERK.

SHEET 2 OF 8

LOT 2:

IN WITNESS WHEREOF, WE EUGENE SALTSMAN AND DARCY SALTSMAN DO HEREUNTO SET OUR
HANDS AND SEALS THIS ____ DAY OF _____, 20____.

WITNESS _____
(PRINT NAME)

BY: _____
EUGENE SALTSMAN (Owner Lot 2, Tropic Cay)

WITNESS _____
(PRINT NAME)

WITNESS _____
(PRINT NAME)

BY: _____
DARCY SALTSMAN (Owner Lot 2, Tropic Cay)

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 IDENTIFICATION AND WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID
INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)

My Commission expires: _____
Commission Number: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)

My Commission expires: _____
Commission Number: _____

LOT 3:

IN WITNESS WHEREOF, I ANKOR M. JIVAN DO HEREUNTO SET MY HAND AND SEAL THIS
____ DAY OF _____, 20____.

WITNESS _____
(PRINT NAME)

BY: _____
ANKOR M. JIVAN (Owner Lot 3, Tropic Cay)

WITNESS _____
(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANKOR M. JIVAN WHO IS PERSONALLY KNOWN TO ME,
OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID
INSTRUMENT FOR THE PURPOSES THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)

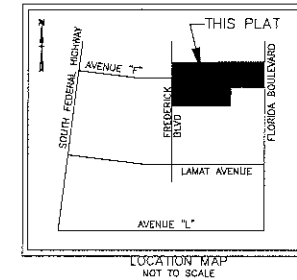
My Commission expires: _____
Commission Number: _____

TROPIC CAY 2	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD ENTRY SURVEY		
CALCULATIONS		
PRM'S SET		
PLANNING DEPT.		
FINAL CHECK		
F:\FP DB\TROPIC CAY\PLAT SURVEY.DWG		

TROPIC CAY 2

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 33069
(954) 340-4025 * EMAIL: ted@davidandgerchar.com
SEPTEMBER, 2015



STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ U.
THIS
DAY OF _____ 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHARON R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY _____
DEPUTY CLERK.

SHEET 3 OF 8

LOT 4:

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY AS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED
HERE TO BY AND WITH THE PROPER AUTHORITY THIS _____ DAY OF _____
20____.

WITNESS _____
MSP V EQUITY PARTNERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
(PRINT NAME)
BY: _____
NAME: _____
MANAGING MEMBER
(Owner Lot 4, Tropic Cay)
WITNESS _____
(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN
TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT [HE] [SHE] EXECUTED
SAID INSTRUMENT AS _____ OF MSP V EQUITY PARTNERS, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE]
[SHE] 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
AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

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

LOT 5:

IN WITNESS WHEREOF, I JACKIE JOHNSON DO HEREUNTO SET MY HAND AND SEAL THIS
_____ DAY OF _____, 20____.

WITNESS _____
BY: _____
JACKIE JOHNSON (Owner Lot 5, Tropic Cay)
(PRINT NAME)
WITNESS _____
(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.
NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)
My Commission expires: _____
Commission Number: _____

LOT 6:

IN WITNESS WHEREOF, I MICHAEL J. BERGER DO HEREUNTO SET MY HAND AND SEAL THIS
_____ DAY OF _____, 20____.

WITNESS _____
BY: _____
MICHAEL J. BERGER (Owner Lot 6, Tropic Cay)
(PRINT NAME)
WITNESS _____
(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.
NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)
My Commission expires: _____
Commission Number: _____

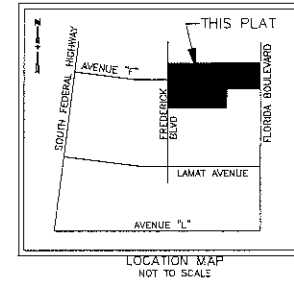


TROPIC CAY 2	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BENCH SURVEY		
CALCULATIONS		
PRIN'S SET		
PLANNING SET		
FINAL CHECK		
F:/FP DING/TROPIC CAY/PLAT SURVEY.DWG		

TROPIC CAY 2

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@davidandgerchar.com
SEPTEMBER, 2015



STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____ 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHARON R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY _____
DEPUTY CLERK.

SHEET 4 OF 8

LOT 7:

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

WITNESS _____
(PRINT NAME)

WITNESS _____
(PRINT NAME)

BY: _____
YANICK VERVILLE (Owner Lot 7, Tropic Cay)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D., 20____

NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)

My Commission expires: _____
Commission Number: _____

LOT 8:

IN WITNESS WHEREOF, WE KARYN SMITH AND DANA CHIAVAROLI DO HEREUNTO SET OUR
HANDS AND SEALS THIS ____ DAY OF _____ 20____

WITNESS _____
(PRINT NAME)

WITNESS _____
(PRINT NAME)

WITNESS _____
(PRINT NAME)

BY: _____
KARYN SMITH (Owner Lot 8, Tropic Cay)

BY: _____
DANA CHIAVAROLI (Owner Lot 8, Tropic Cay)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D., 20____

NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)

My Commission expires: _____
Commission Number: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D., 20____

NOTARY PUBLIC, STATE OF FLORIDA
(Print Name)

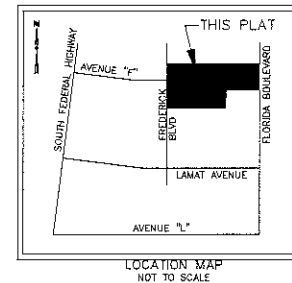
My Commission expires: _____
Commission Number: _____

TROPIC CAY 2	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BENCH SURVEY		
CALCULATIONS		
PRIN'S SET		
PLANNING REPT		
FINAL CHECK		
P:/FP DND/TROPIC CAY/PLAT SURVEY.DWG		

TROPIC CAY 2

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@davidandgerchar.com
SEPTEMBER, 2015



STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____ 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHARON R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: _____
DEPUTY CLERK

SHEET 5 OF 8

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

STATE OF _____
COUNTY OF _____

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 RECORDS BOOK _____ PAGE _____
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 _____ AND ITS CORPORATE SEAL
TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF
DIRECTORS THIS _____ DAY OF _____ 20____.

WITNESS _____

(PRINT NAME)

BY: _____

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF _____
AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT [HE] [SHE] 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 _____ DAY OF _____ A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

MORTGAGEE'S CONSENT LOT 1

STATE OF _____
COUNTY OF _____

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 RECORDS BOOK _____ PAGE _____
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 _____ AND ITS CORPORATE SEAL
TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF
DIRECTORS THIS _____ DAY OF _____ 20____.

WITNESS _____

(PRINT NAME)

BY: _____

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF _____
AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT [HE] [SHE] 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 _____ DAY OF _____ A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

MORTGAGEE'S CONSENT LOT 2

STATE OF _____
COUNTY OF _____

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 RECORDS BOOK _____ PAGE _____
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 _____ AND ITS CORPORATE SEAL
TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF
DIRECTORS THIS _____ DAY OF _____ 20____.

WITNESS _____

(PRINT NAME)

BY: _____

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF _____
AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT [HE] [SHE] 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 _____ DAY OF _____ A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

CORPORATE SEAL CORPORATE SEAL CORPORATE SEAL

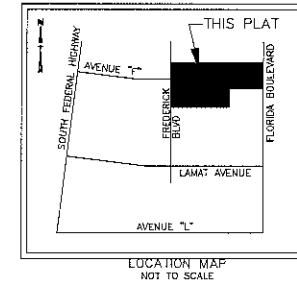


TROPIC CAY 2	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BURN SURVEY		
CALCULATIONS		
PRM'S SET		
PLANNING DEPT.		
FINAL CHECK		
F:\FP DINO\TROPIC CAY\PLAT SURVEY.DWG		

TROPIC CAY 2

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@davidandgerchar.com
SEPTEMBER, 2015



STATE OF FLORIDA } 55
COUNTY OF PALM BEACH }
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____ 20____
AND DULY RECORDED IN
PLAT BOOK _____
ON PAGE _____
SHARON R. BLOK
CLERK AND CONTROLLER,
PALM BEACH COUNTY
BY _____
DEPUTY CLERK.

SHEET 6 OF 8

MORTGAGEE'S CONSENT LOT 3

STATE OF _____
COUNTY OF _____

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 RECORDS BOOK _____ PAGE _____
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 _____ AND ITS CORPORATE SEAL
TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF
DIRECTORS THIS _____ DAY OF _____, 20____.

WITNESS _____

(PRINT NAME)

BY: _____

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF _____

AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT [HE] [SHE] 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 _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

MORTGAGEE'S CONSENT LOT 6

STATE OF _____
COUNTY OF _____

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 RECORDS BOOK _____ PAGE _____
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 _____ AND ITS CORPORATE SEAL
TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF
DIRECTORS THIS _____ DAY OF _____, 20____.

WITNESS _____

(PRINT NAME)

BY: _____

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF _____

AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT [HE] [SHE] 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 _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

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 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 RECORDS BOOK _____ PAGE _____
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 _____ AND ITS CORPORATE SEAL
TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF
DIRECTORS THIS _____ DAY OF _____, 20____.

WITNESS _____

(PRINT NAME)

BY: _____

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF _____

AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT [HE] [SHE] 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 _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: _____

(Print Name)

Commission Number: _____

CORPORATE SEAL

CORPORATE SEAL

CORPORATE SEAL



TROPIC CAY 2	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BOUNDARY SURVEY		
CALCULATIONS		
PRIN'S SET		
PLANNING DEPT.		
FINAL CHECK		
F:\FP DINO\TROPIC CAY\PLAT SURVEY.DWG		

TROPIC CAY 2

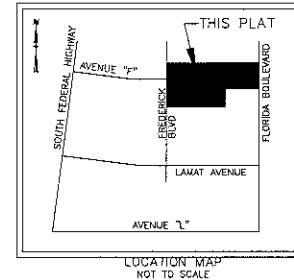
BEING A REPLAT OF LOTS 51 THROUGH 56, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10,
AND A REPLAT OF THE TROPIC CAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 43,
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A DULY LICENSED ATTORNEY IN THE
STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE
TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE
PROPERTY IS VESTED TO F.P. DINO & ASSOCIATES, INC., A FLORIDA
CORPORATION (TRACT "A", LOTS 9-13), EUGENE TYUMENKOV, VALENTYN
TYUMENKOV AND SVITLANA TYUMENKOVA (LOT 1), EUGENE SALTSMAN AND
DARCEY SALTSMAN (LOT 2), ANKOR W. JUAN (LOT 3), MSP V EIGHTY
PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LOT 4), JACKIE
JOHNSON (LOT 5), MICHAEL J. BERGER (LOT 6), YANICK VERVILLE (LOT 7),
KARYN SMITH AND DANA CHIAVAROLI (LOT 8); 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.

PREPARED BY:
THEODORE J. DINO, P.S.M.,
DAVID & GERHAR, 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@davidandgerhar.com
SEPTEMBER, 2015



STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ W.
THIS _____ 20____
DAY OF _____ 20____
AND TRULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHAWN R. BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: _____
DEPUTY CLERK.

SHEET 7 OF 8

By: _____ Date: _____
NAME: _____
ATTORNEY, STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN
TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT [HE] [SHE] EXECUTED
SAID INSTRUMENT AS _____ OF TROPIC CAY HOMEOWNERS ASSOCIATION INC.,
A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE
ME THAT [HE] [SHE] 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
AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID 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: _____

REVIEWING SURVEYOR'S STATEMENT

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 "TROPIC
CAY 2", 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: _____ BY: _____
NAME: PAUL D. ENGLE
LICENSE NO. 5708
STATE OF FLORIDA
COMPANY: O'BRIEN, SUITER & O'BRIEN, INC.
CERTIFICATE OF AUTHORIZATION LB 353

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 ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S")
AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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.

By: _____
Theodore J. Dino
Professional Surveyor and Mapper
License No. 5821, State of Florida

Date: _____

CITY APPROVAL

THIS PLAT OF "TROPIC CAY 2" AS APPROVED ON THE _____ DAY OF _____
A.D. 20____, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: _____ ATTEST: _____
CITY CLERK:
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
DIRECTOR OF PLANNING AND ZONING _____ CHAIRPERSON, PLANNING AND
ZONING BOARD
CITY ENGINEER _____ FIRE MARSHALL

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 56, BLOCK 35 HAVING AN ASSUMED BEARING OF N 89°00'00" E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- - SET 4"x 24" ROUND CONCRETE PERMANENT REFERENCE MONUMENT WITH BRASS DISK MARKED PRM LB 6935.
- 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 THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER, OR DRAINAGE FACILITIES. 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.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE APPROVED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.

CITY OF DELRAY BEACH	REVIEWING SURVEYOR	SURVEYOR	TROPIC CAY HOMEOWNERS ASSOCIATION, INC.	TROPIC CAY 2	CHECKED BY	DATE
SEAL	SEAL	SEAL	SEAL	PRELIMINARY CHECK		
				SECONDARY CHECK		
				FIELD ENTRY SURVEY		
				CALCULATIONS		
				PRM'S SET		
				PLANNING DEPT.		
				FINAL CHECK		

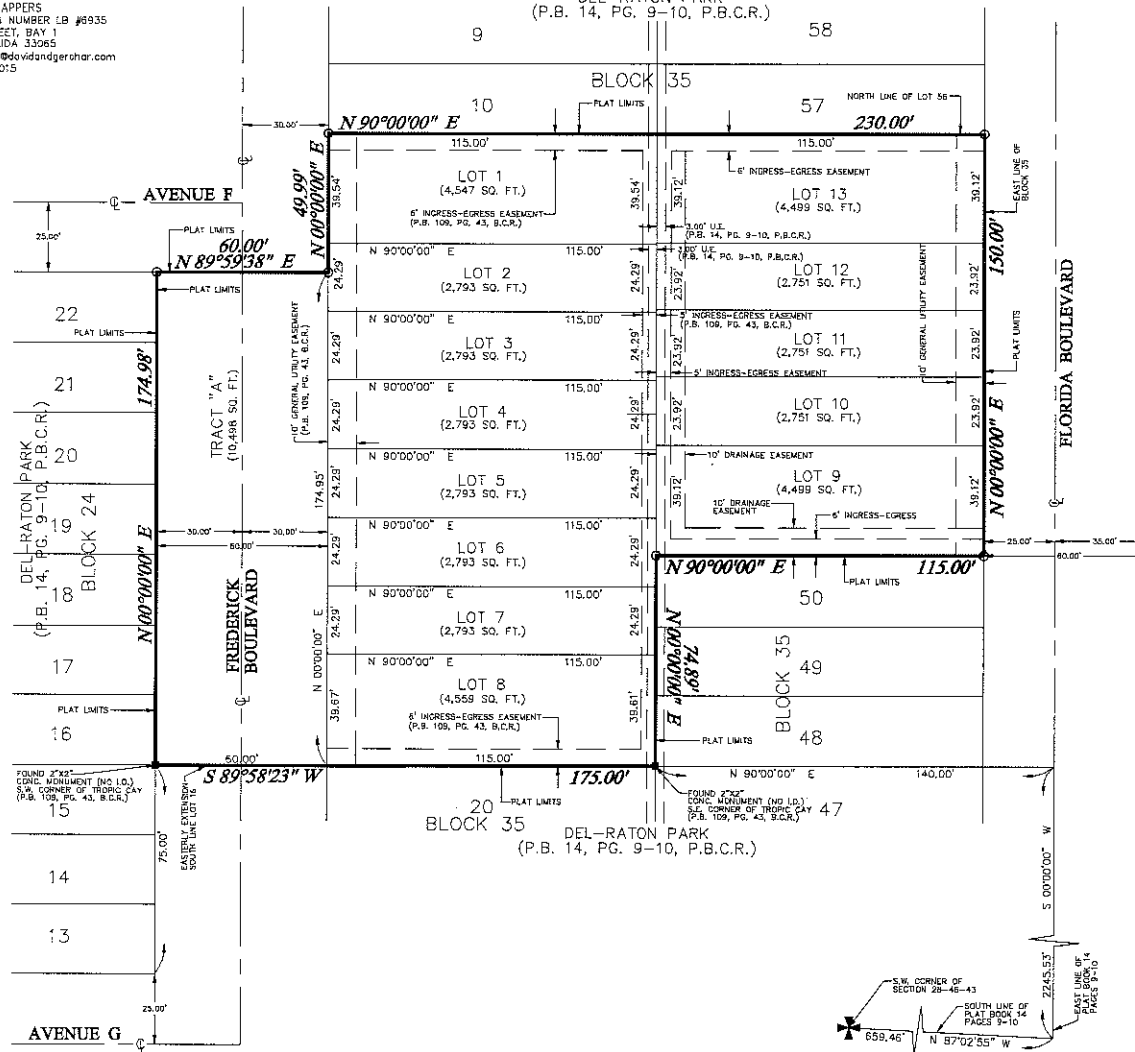
P:\FP DINO\TROPIC CAY\PLAT SURVEY.DWG

TROPIC CAY 2

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.

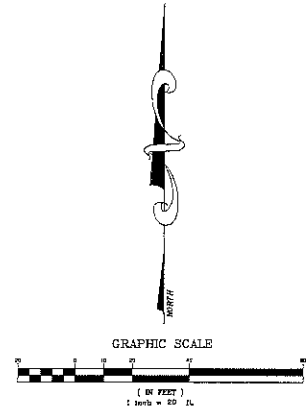
PREPARED BY:
THEODORE S. DAVID, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #8935
12075 N.W. 40TH STREET, BAY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340-4025 • EMAIL: tsd@dauidandgerchar.com
SEPTEMBER, 2015

DEL-RATON PARK
(P.B. 14, PG. 9-10, P.B.C.R.)



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____, 20____
AND ONLY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SECTION 28, BLOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: _____
DEPUTY CLERK

SHEET 8 OF 8



LEGEND

1. E DENOTES CENTERLINE
2. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
3. P.B. DENOTES PLAT BOOK
4. PG. DENOTES PAGE
5. O.R.B. DENOTES OFFICIAL RECORD BOOK
6. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
7. U.E. DENOTES UTILITY EASEMENT
8. B.M. EL. DENOTES BENCHMARK ELEVATION
9. R/W DENOTES RIGHT-OF-WAY
10. ○ = SET 4"X 24" ROUND CONCRETE PERMANENT REFERENCE MONUMENT WITH BRASS DISK MARKED FRM LB 5925.