



STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 1:06 PM, this 4th day of March, 2002 and duly recorded in Plat Book No. 91 on Pages 11 and 12.

DOROTHY H. WILKEN, CLERK

BY: *Sherry M. Salas* DC

RENAISSANCE VILLAGE
A REPLAT OF A PORTION OF LOTS 1,2,3,4 AND THE NORTH 33.6 FEET OF
LOT 5, BLOCK 115 OF THE MAP OF THE TOWN
OF LINTON (PLAT BOOK 1, PAGE 3, P.B.C.R.)
IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CUMMINGS FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RENAISSANCE VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF LOTS 1, LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORD BOOK 485, PAGE 592, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BLOCK 115, DELRAY BEACH (TOWN OF LINTON), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 2, LESS THE WEST FIVE (5') FEET; AND THE NORTH SIX (6') FEET OF LOT 3, LESS THE WEST FIVE (5') FEET THEREOF, BLOCK 115, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 50 FEET OF THE SOUTH 55.2 FEET, LESS THE WESTERLY 5 FEET THEREOF, OF LOT 3, BLOCK 115, DELRAY BEACH (TOWN OF LINTON), AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 5.2 FEET OF LOT 3 AND ALL OF LOT 4 AND THE NORTH 33.6 FEET OF LOT 5, BLOCK 115, DELRAY BEACH (TOWN OF LINTON), LESS THE WEST 5 FEET THEREOF DEEDED TO THE STATE OF FLORIDA, IN OFFICIAL RECORD BOOK 463, PAGE 39, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 3.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 36,214 SQUARE FEET (0.831 ACRE), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 20, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

PARCELS B, C, E AND F, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DELRAY TOWNHOMES HOMEOWNERS ASSOCIATION FOR PARKING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

PARCELS A, D, AND G, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DELRAY TOWNHOMES HOMEOWNERS ASSOCIATION FOR COMMON AREA PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

PARCELS H AND I, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DELRAY TOWNHOMES HOMEOWNERS ASSOCIATION FOR INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS, CONSTRUCT, REPAIR OR MAINTAIN WATER AND SEWER MAINS WITHIN SAID PARCELS.

THE SIDEWALK, ROADWAY AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR SIDEWALK, ROADWAY AND UTILITY PURPOSES.

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

THE 4 FOOT INGRESS/EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH TO PROVIDE PUBLIC ACCESS. SAID INGRESS/EGRESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DELRAY TOWNHOMES HOMEOWNERS ASSOCIATION

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF February, 2002.

WITNESS: *Ronald D. Williams* BY: CUMMINGS FAMILY LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP

(PRINTED NAME)
RONALD D. WILLIAMS

WITNESS: *David R. Courts* BY: *Mark Cummings*
DAVID R. COURTS MARK CUMMINGS
(PRINTED NAME) PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

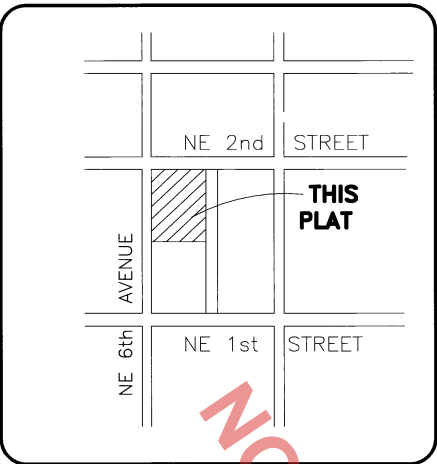
BEFORE ME PERSONALLY APPEARED MARK CUMMINGS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNER OF CUMMINGS FAMILY LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID LIMITED PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF February, 2002.



MY COMMISSION EXPIRES:

PRINTED NAME *Alan S. Macken*



LOCATION MAP

NOT TO SCALE



THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.

SDA SHAH DROTOS & ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456
1835 S. Perimeter Road., Suite 190 • Ft. Lauderdale, Fl. 33309
PH: 954-776-7604 • FAX: 954-776-7608

MAY, 2001

CHAPTER 177 REVIEW:

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

DATED: 2/20/02 BY: *Paul D. Engle*
(PRINTED NAME) PAUL D. ENGLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5106

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Mark Perry*, 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 BE VESTED IN CUMMINGS FAMILY LIMITED PARTNERSHIP; 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.

DATED: 02/19/02 *Mark Perry*
PRINTED NAME: MARK PERRY

APPROVALS:

THIS PLAT OF RENAISSANCE VILLAGE WAS APPROVED ON THE 5th DAY OF February, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA. 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.

David W. Schmidt
MAYOR

ATTEST: *Deputy*
CITY CLERK, Deputy

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Paul D. Engle
DIRECTOR OF PLANNING AND ZONING

Chairperson
CHAIRPERSON, PLANNING AND ZONING BOARD

Randall H. Kujarsch
CITY ENGINEER

Fire Marshal
FIRE MARSHAL

David C. Abo
DIRECTOR OF ENVIRONMENTAL SERVICES

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 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: 02/06/02 BY: *Michael D. Rose*
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 01-0550

DEDICATION	ACKNOWLEDGEMENT	REVIEWING SURVEYOR	CITY OF DELRAY BEACH	SURVEYOR

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
1835 S. Perimeter Road., Suite 190 • Ft. Lauderdale, Fl. 33309
PH: 954-776-7604 • FAX: 954-776-7608
MAY, 2001

RENAISSANCE VILLAGE
A REPLAT OF A PORTION OF LOTS 1,2,3,4 AND THE NORTH 33.6 FEET OF
LOT 5, BLOCK 115 OF THE MAP OF THE TOWN
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CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

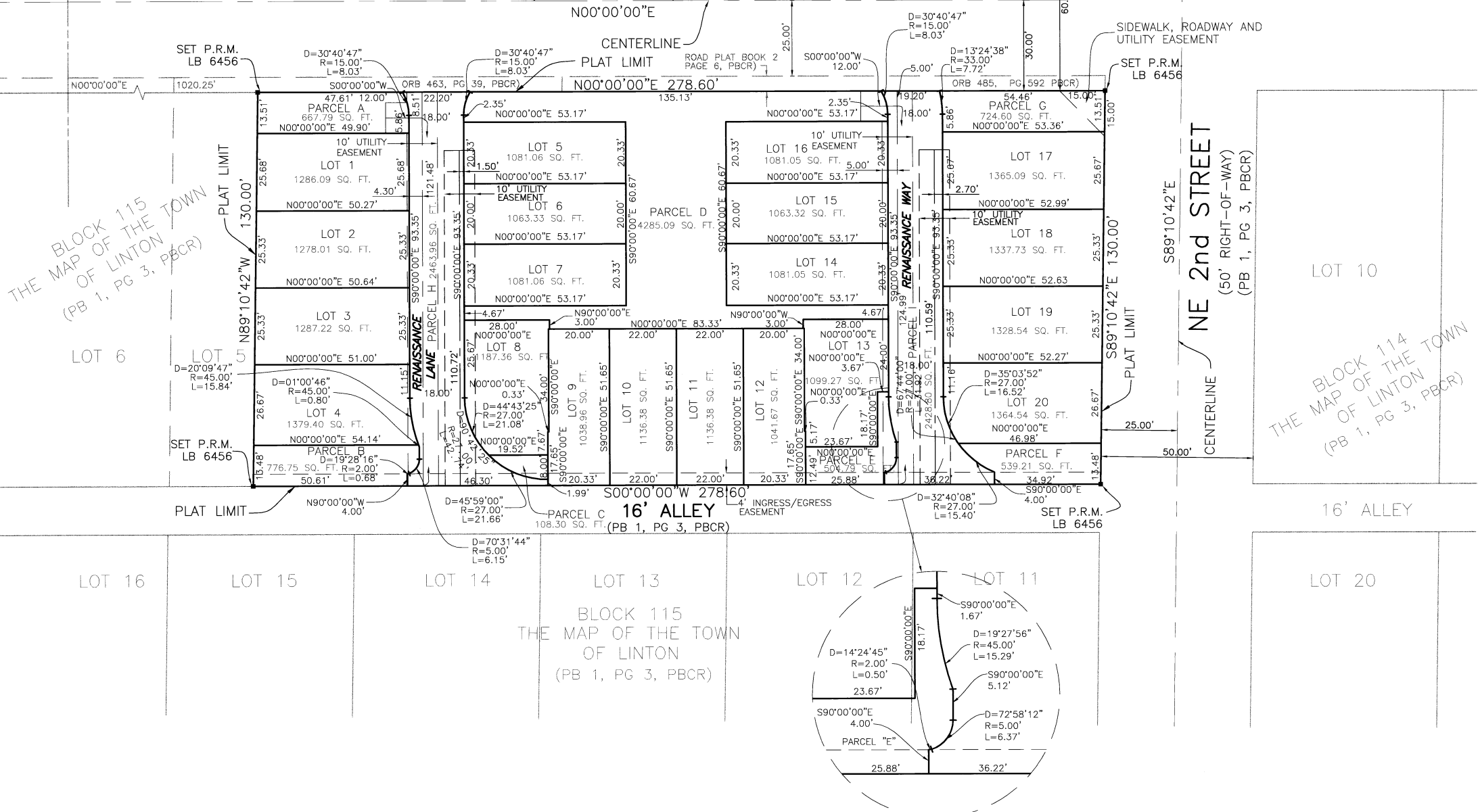
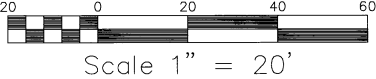
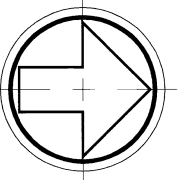
STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This Plat was filed for record
at _____ M., this _____ day
of _____, 2001 and duly
recorded in Plat Book No. _____
on Pages _____ and _____.
DOROTHY H. WILKEN, CLERK
BY: _____ DC

POINT OF COMMENCEMENT
WEST QUARTER CORNER
SEC 16-T46S-R43E
FOUND PALM BEACH
COUNTY CONCRETE
MONUMENT
S89°08'50"E 2017.26'
SOUTH LINE-N/2
SEC 16-T46S-R43E

BLOCK 107
THE MAP OF THE TOWN
OF LINTON
(PB 1, PG 3, PBCR)

BLOCK 106
THE MAP OF THE TOWN
OF LINTON
(PB 1, PG 3, PBCR)

NORTHBOUND FEDERAL HIGHWAY – US HIGHWAY NO.1
STATE ROAD NO. 5 – NE 6TH AVENUE
(60' RIGHT-OF-WAY)
(PB 1, PG 3, PBCR)



- SURVEY NOTES:**
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 115, SAID LINE BEARS: SOUTH 89°10'42" EAST (ASSUMED).
 - 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.
 - 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.
 - 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.
 - LEGEND:
C = CENTERLINE
LB = LICENSED BUSINESS
P.B.M. = PERMANENT REFERENCE MARKER
SQ. FT. = SQUARE FEET
R = RADIUS
D = CENTRAL ANGLE
L = ARC LENGTH
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
PBCR = PALM BEACH COUNTY RECORDS
PCP = PERMANENT CONTROL POINT
 - THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
- SURVEYOR'S PROJECT NO.: 01-0550