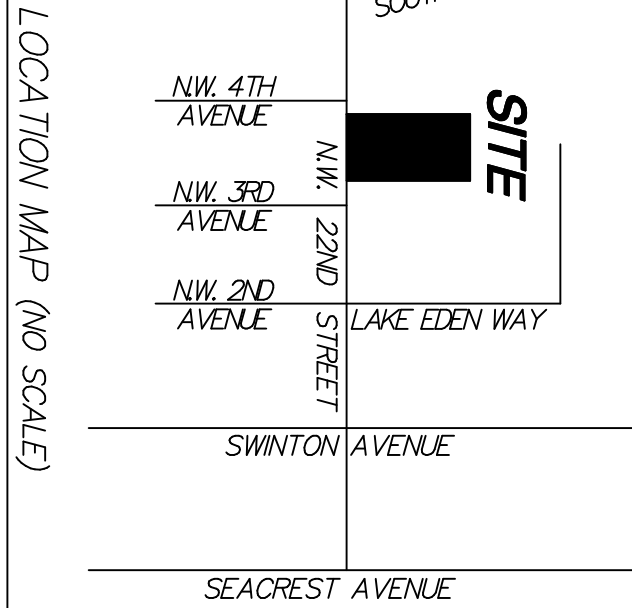


# LAKE EDEN MANOR

BEING A REPLAT OF LOT 11, LAKE EDEN SUBDIVISION PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 216 (P.R.P.B.CO.), BEING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF  
O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY  
BEACH, FLORIDA 33443 (360) 278-4501



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MAZ PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 11, LAKE EDEN SUBDIVISION PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 216 (P.R.P.B.CO.), BEING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKE EDEN MANOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, LAKE EDEN SUBDIVISION PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 216, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID PARCEL CONTAINING 24,000 SQUARE FEET OR 0.551 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LAKE EDEN MANOR AND FURTHER DEDICATES AS FOLLOWS:

LOTS "A" AND "B" ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (GU) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION, PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAZ PROPERTIES, LLC  
A FLORIDA LIMITED LIABILITY  
COMPANY

WITNESS: \_\_\_\_\_ BY: JEFF WOOSTER  
PRINT NAME: \_\_\_\_\_ MANAGER

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFF WOOSTER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED SUFFICIENT AS IDENTIFICATION AND A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_

## CITY APPROVAL:

THIS PLAT OF "LAKE EDEN MANOR" AS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

DIRECTOR OF PLANNING, ZONING,  
AND BUILDING

CITY ENGINEER

FIRE MARSHAL

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, 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 LISTED TO MAZ PROPERTIES, LLC, PALM BEACH, FLORIDA, AND THAT THE SAME COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: \_\_\_\_\_

GEORGE TELLEZ, VICE PRESIDENT  
FIDELITY NATIONAL INSURANCE  
COMPANY, A FLORIDA CORPORATION

## 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 "LAKE EDEN MANOR", AS REQUIRED BY CHAPTER 177(08) (1), FLORIDA STATUTES, AND DOES THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: \_\_\_\_\_

DAVID P. LINOLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CALFELDE WHEELER, INC.  
LICENSE BUSINESS NO. LB 3691

## 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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: \_\_\_\_\_

PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
O'BRIEN, SUTER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

## NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 11, (PLAT BOOK 28, PAGE 216) HAVING AN ASSIGNED BEARING OF N.90°00'00"E, AS SHOWN ON SAID PLAT.

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 SUPERLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE SHALL BE NO ALTERATION OF THE PLAT, AS RECORDED ON THIS INSTRUMENT, TO BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (360) 278-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER 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 OR DRAINAGE EASEMENT. LANDSCAPING OR MAINTENANCE 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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY WITH THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_\_\_ AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_

ON PAGE \_\_\_\_\_

SHARON R. BOCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_, OLC

CLERK

