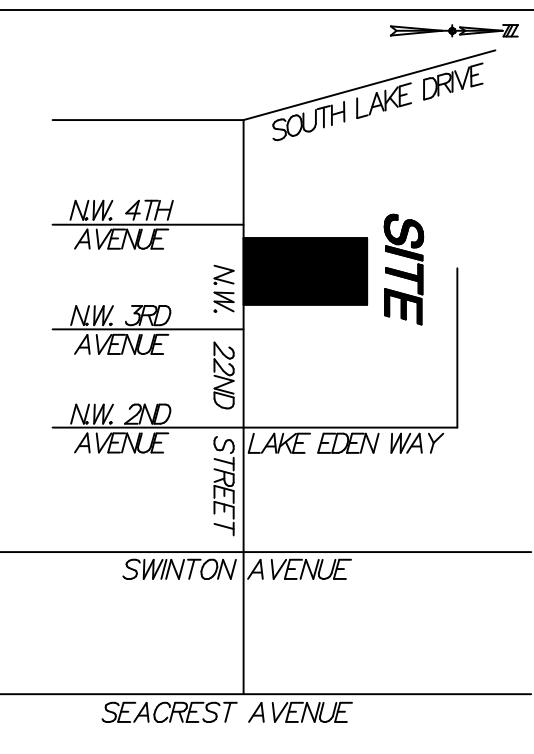


# LAKE EDEN MANOR

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

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF  
OBREN, SUITER & OBREN, INC., 955 NW 17TH AVENUE, SUITE K-1, DELRAY  
BEACH, FLORIDA 33445 (561) 276-4501

SHEET 1 OF 2



LOCATION MAP (NO SCALE)

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MAZ PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE PLAT SHOWN HEREIN 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

SAYD 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 DEDICATED 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 (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY SUCH AS, BUT NOT LIMITED TO, STORM DRAWDOWN, 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 FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES 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 HEREON TO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

MAZ PROPERTIES, LLC  
A FLORIDA LIMITED LIABILITY  
COMPANY

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

WITNESS: \_\_\_\_\_

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

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

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

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FEDERITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, 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 VESTED TO MAZ PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION 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, 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 OBREN, SUITER & OBREN, INC., 955 NW 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER, OR DRAWDOWN EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MANAGED WATER, SEWER, OR DRAWDOWN FACILITIES. CONSTRUCTION OF LANDSCAPING UPON 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 PROPERTY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE, OR UPON DRAWDOWN EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

## 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 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

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

DAVID P. LINDLEY, PLS.  
FLORIDA REGISTRATION NO. 5005  
CAUFIELD WHEELER, INC.  
LICENSE BUSINESS NO. LB-3591

## 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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLETES 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  
OBREN, SUITER & OBREN, INC.  
955 NW 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

MY COMMISSION EXPIRES:

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

## CITY APPROVAL:

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

20 \_\_\_\_\_ DAY OF \_\_\_\_\_

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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

SHAWN R. BUCK, CLERK AND COMPTROLLER

BY \_\_\_\_\_

CLERK

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

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