

LAKE IDA ESTATES

BEING A REPLAT OF A PORTION OF THE WEST QUARTER (W.1/4) OF LOT 15, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4 (P.R.P.B.CO.), BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST 2017
SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____
2018, AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK, CLERK AND COMPTROLLER
BY _____, D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AZURE LAKE IDA ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE WEST QUARTER (W.1/4) OF LOT 15, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4 (P.R.P.B.CO.), BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LAKE IDA ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF (N1/2) OF THE WEST QUARTER (W.1/4) OF LOT 15 (LESS THE NORTH 200 FEET THEREOF) AND THE NORTH 20 FEET OF THE SOUTH HALF OF THE WEST QUARTER OF LOT 15, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS PER PLAT RECORDED IN PLAT BOOK 1 AT PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 51,943 SQUARE FEET OR 1.192 ACRES MORE OR LESS.

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

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO THE OWNERS OF LOT 2, THEIR SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS OF LOT 2, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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

AZURE LAKE IDA ESTATES, LLC A
FLORIDA LIMITED LIABILITY COMPANY

BY:

AZURE DEVELOPMENT, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, AS MANAGER

WITNESS: _____ BY: _____
PRINT NAME: RICHARD F. CASTER
MANAGER

WITNESS: _____
PRINT NAME:

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD F. CASTER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF AZURE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF AZURE LAKE IDA ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 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 IDA ESTATES" 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

I, JOHN C. PRIMEAU, 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 THE PROPERTY IS VESTED TO AZURE LAKE IDA ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATE: _____
JOHN C. PRIMEAU
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 062390

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 IDA ESTATES", 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, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. L.B. 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 (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

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 RECORD BOOK 29332, AT PAGE 152 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 _____, 2018.

SEACOAST NATIONAL BANK,
A FLORIDA BANKING CORPORATION

WITNESS: _____ BY: _____
PRINT NAME: PRINT NAME:
TITLE:

WITNESS: _____
PRINT NAME:

ACKNOWLEDGEMENT:

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 AS _____ OF SEACOAST NATIONAL BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS _____ 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 _____, 2018.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING AN ASSUMED BEARING OF S.0°33'05"E.

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, FLORIDA.

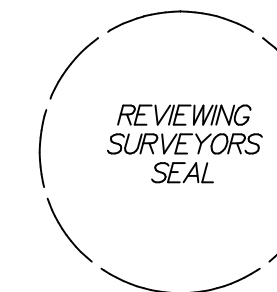
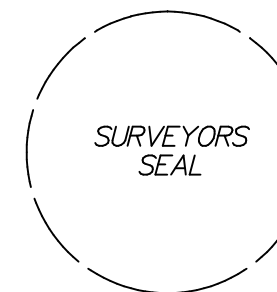
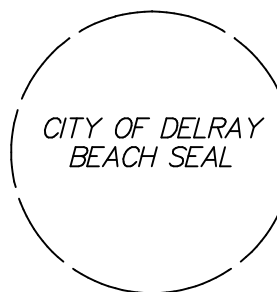
THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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 (561) 276-4501

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, 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 PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

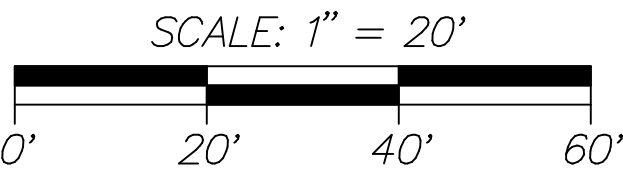


LAKE IDA ESTATES

BEING A REPLAT OF A PORTION OF THE WEST QUARTER (W.1/4) OF LOT 15, SECTION 8,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 1, PAGE 4 (P.R.P.B.CO.), BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43
EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST 2017
SHEET 2 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 33445 (561)
276-4501



LEGEND:

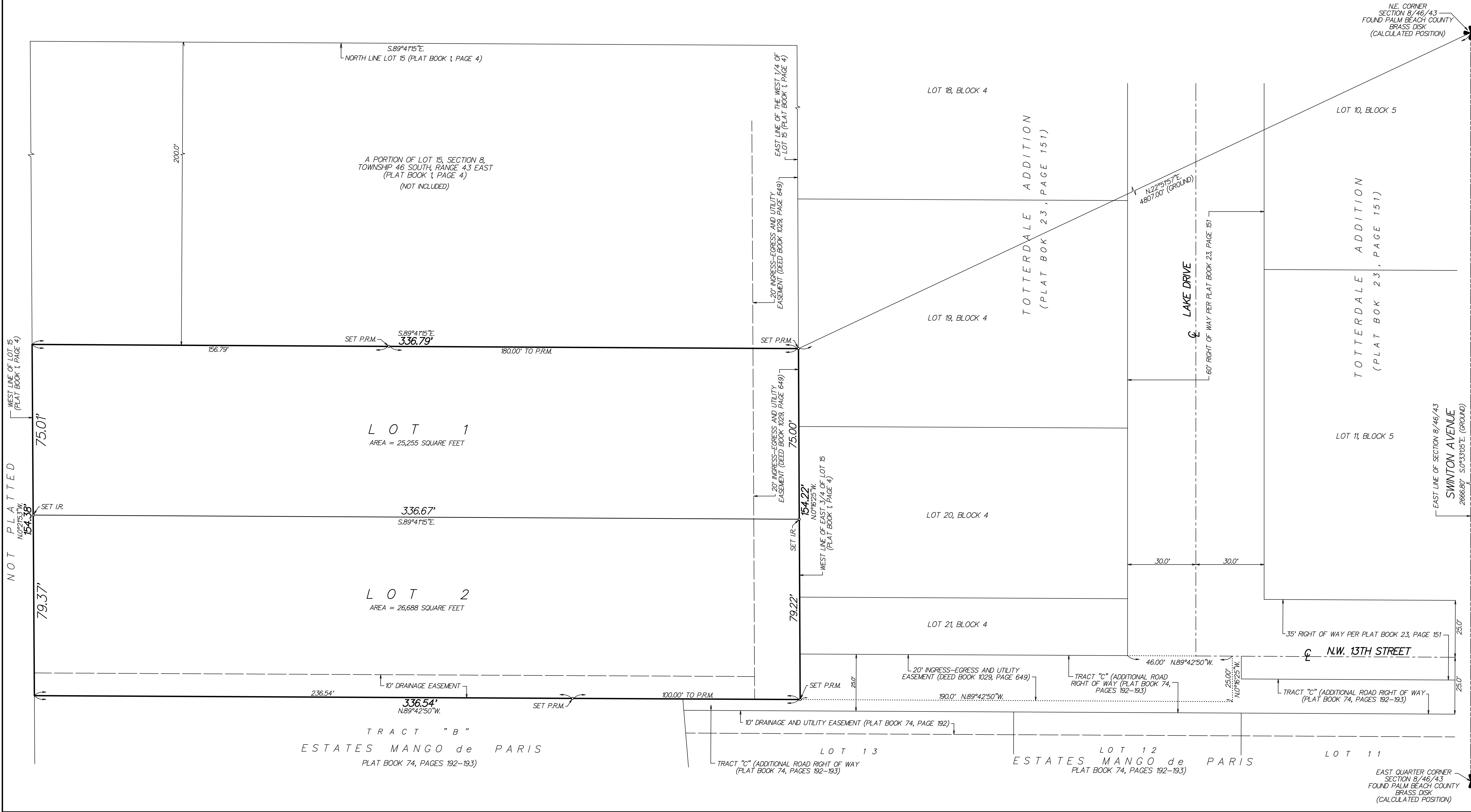
CL = CENTERLINE

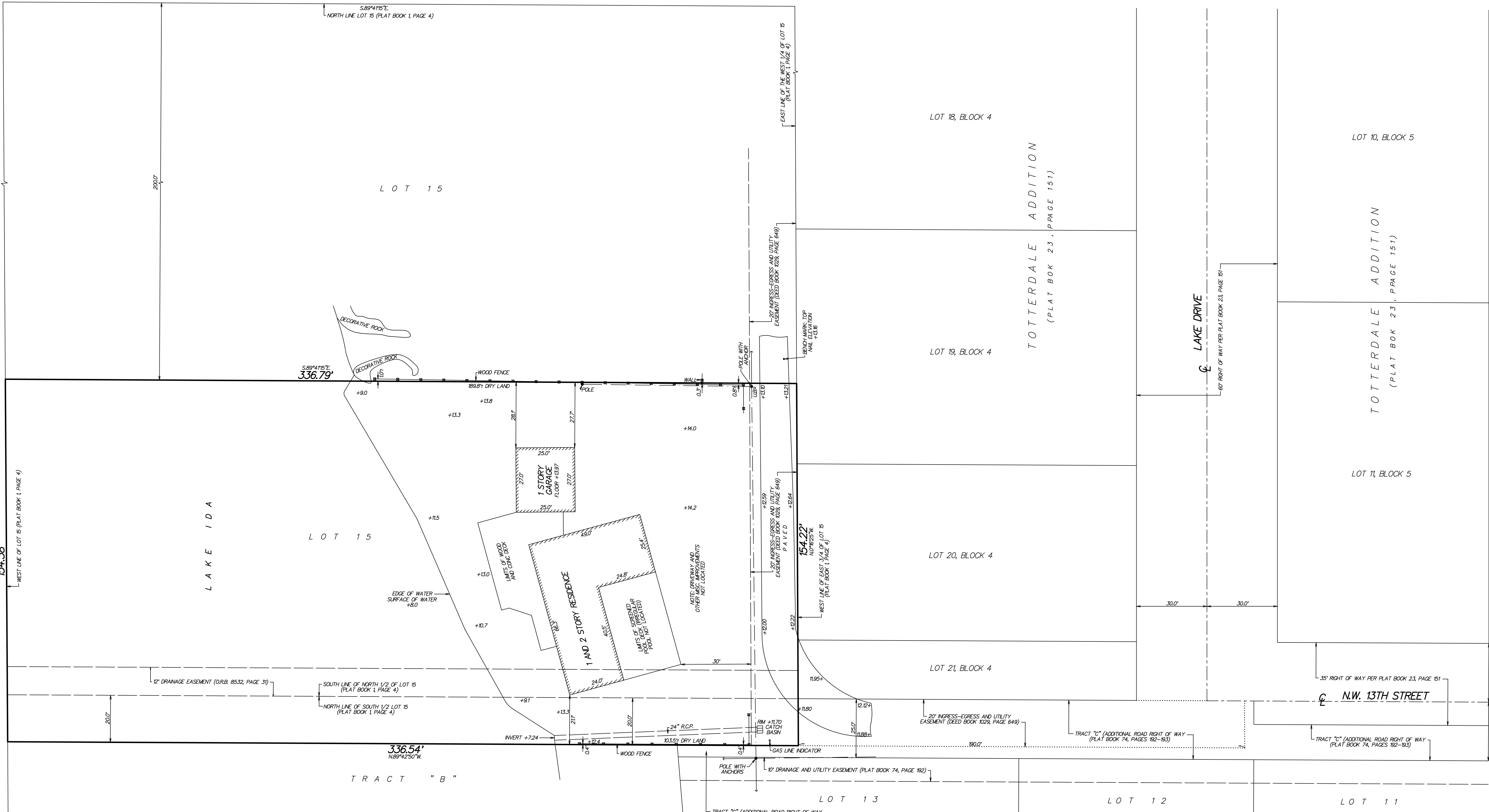
P.R.M. = PERMANENT REFERENCE
MONUMENT (4"x4" CONCRETE
MONUMENT STAMPED "PRM LB353")
UNLESS STATED OTHERWISE

IR. = 5/8" IRON ROD WITH CAP #LB353

P.R.P.B.CO. = PUBLIC RECORDS OF
PALM BEACH COUNTY

SECTION 8/46/43 = SECTION 8,
TOWNSHIP 46 SOUTH, RANGE 43 EAST





ESTATES MANGO de PARIS
PLAT BOOK 74, PAGES 192-193

ESTATES MANGO de PARIS
PLAT BOOK 74, PAGES 192-193

MAP OF AS-BUILT SURVEY
SITE ADDRESS: 1300 N.W. 13TH STREET,
DELRAY BEACH, FLORIDA 33444

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle

PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY JUNE 21, 2017	PAGE NO. 60	SCALE: 1" = 20'
FIELD BOOK D.316	ORDER NO. 17-32db	

REVISED: 08/23/17 - ADDED EXISTING RESIDENCE,
GARAGE AND TITLE INFORMATION

LEGEND:

- CL = CENTERLINE
CONC. = CONCRETE
P.E. = CONC. PAD FOR POOL EQUIPMENT
C.O. = SANITARY SEWER CLEAN OUT
U.B. = UTILITY BOX
W.M. = WATER METER
— — — — — = OVERHEAD UTILITY LINES
+22.03 = ELEVATION BASED ON NATIONAL
GEODETIC VERTICAL DATUM 1929. SOURCE:
FLORIDA GEOLOGICAL SURVEY BENCH MARK
"B-98"
THE NORTH LINE OF LOT 15 IS
ASSUMED TO BEAR S.89°41'15"E.
FLOOD ZONE: A7 (EL. 12)

TITLE NOTES:

- THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON SCHEDULE B-1 OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT AGENTS FILE REFERENCE B17-344, DATED JULY 7, 2017.
PARCEL SUBJECT TO RESERVATIONS AS CONTAINED IN DEED BOOK 1029, PAGE 647.
PARCEL SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE 108-88 AS RECORDED IN O.R.B. 5882, PAGE 420 AND ORDINANCE NO. 123-88 AS RECORDED IN O.R.B. 5887, PAGE 265.
PARCEL SUBJECT TO TERMS AND CONDITIONS OF RESOLUTION NO. 13-11 AS RECORDED IN O.R.B. 24566, PAGE 1899.

CERTIFIED TO:

- AZURE LAKE IDA ESTATES, LLC
SEACOAST NATIONAL BANK, ISAOA ATIMA
WARD DAMON, PL
INDEPENDENCE TITLE INSURANCE AGENCY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LAW FIRM OF JOHN C. PRIMEAU, P.A.

DESCRIPTION:

THE NORTH HALF (N1/2) OF THE WEST QUARTER (W1/4) OF LOT 15 (LESS THE NORTH 200 FEET THEREOF) AND THE NORTH 20 FEET OF THE SOUTH HALF OF THE WEST QUARTER OF LOT 15, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS PER PLAT RECORDED IN PLAT BOOK 1, AT PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT, OR RIGHT OF WAY, ACROSS THE EAST 20 FEET OF THE ABOVE DESCRIBED PROPERTY, AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT, OR RIGHT OF WAY, FOR THE PURPOSE OF EFFECTING INGRESS TO AND EGRESS FROM THE ABOVE DESCRIBED PROPERTY OVER THE NORTH 20 FEET OF THE WEST 190 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF LOT 15 IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS PER PLAT RECORDED IN PLAT BOOK 1, AT PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.