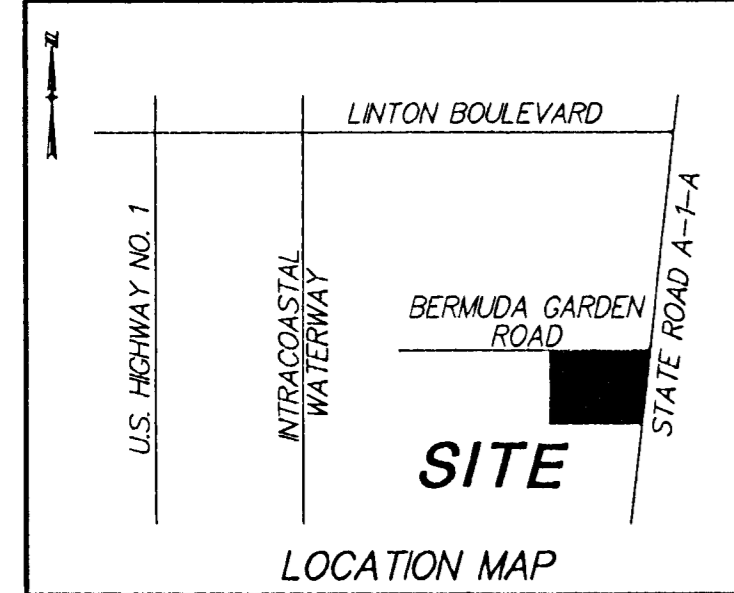


BERMUDA GARDEN ESTATES

BEING A PORTION OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

APRIL 2004
SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BERMUDA 924, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A PORTION OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BERMUDA GARDEN ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND DESCRIBED AS 924 BERMUDA GARDENS ROAD, DELRAY BEACH FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO, AND 1200 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE EAST AND WEST QUARTER SECTION LINE OF SAID SECTION 28 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A, AS NOW LAID OUT AND IN USE; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 150 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 100 FEET; THENCE EASTERLY, PARALLEL TO THE FIRST HEREIN DESCRIBED COURSE, A DISTANCE OF 139.14 FEET TO A POINT IN SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.58 FEET TO THE POINT OF BEGINNING. THE SAME TOGETHER WITH 1) AN EASEMENT FOR ROAD PURPOSES AND FOR PUBLIC UTILITIES OVER AND ACROSS THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND 1200 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE EAST AND WEST QUARTER SECTION LINE OF SAID SECTION 28 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A; THENCE WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 150 FEET; THENCE NORTHERLY, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 12 FEET; THENCE EASTERLY, PARALLEL TO THE FIRST HEREIN DESCRIBED COURSE TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. A-1-A; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, AND 2) AN EASEMENT FOR PEDESTRIAN TRAFFIC TO AND FROM THE ATLANTIC OCEAN ALONG THE NORTHERLY SIX FEET OF THAT PART OF THE NORTH 200 FEET OF THE SOUTH 1300 FEET OF THE NORTH HALF OF SAID SECTION 28, LYING EAST OF THE RIGHT OF WAY OF STATE ROAD A-1-A SAID EASEMENTS RUNNING WITH THE LAND.

CONTAINING 14,462 SQUARE FEET MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE 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 NON-VEHICULAR ACCESS LINES IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF August, 2004.

BERMUDA 924, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature]
SACK MERENFELD
MANAGING PARTNER
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISACK MERENFELD WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF BERMUDA 924, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING PARTNER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL 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 4th DAY OF August, 2004.

MY COMMISSION EXPIRES: 1/13/2007

Stephanie M. Watson
NOTARY PUBLIC
NAME: Stephanie M. Watson
COMMISSION NO.: 00151190

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 RECORD BOOK 16219, PAGE 1798 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 OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF August, 2004.

SOUTHTRUST MORTGAGE CORPORATION
A Alabama CORPORATION
WITNESS: [Signature] NAME: Michael H. Payne TITLE: Vice President
WITNESS: [Signature] NAME: Evelyn Punnett

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Michael A. Pomponio WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL PD15-591-90-272-0 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF SOUTHTRUST MORTGAGE CORPORATION, A Alabama 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 4th DAY OF August, 2004.

MY COMMISSION EXPIRES: 1/13/2007

Stephanie M. Watson
NOTARY PUBLIC
NAME: Stephanie M. Watson
COMMISSION NO.: 00151190

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CARL E. SEGEL, 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 BERMUDA 924, 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: 8/7/04

Carl E. Segel
CARL E. SEGEL
ATTORNEY STATE OF FLORIDA

CITY APPROVAL:

THIS PLAT OF BERMUDA GARDEN ESTATES AS APPROVED ON THE 20th DAY OF July, A.D. 2004 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL
[Signature] 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 (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'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.

8/4/04

[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SUITER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

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 "BERMUDA GARDEN 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: 8-04-04

[Signature]
JOHN WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF BERMUDA GARDENS ROAD HAVING A BEARING OF N89°54'30"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, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

