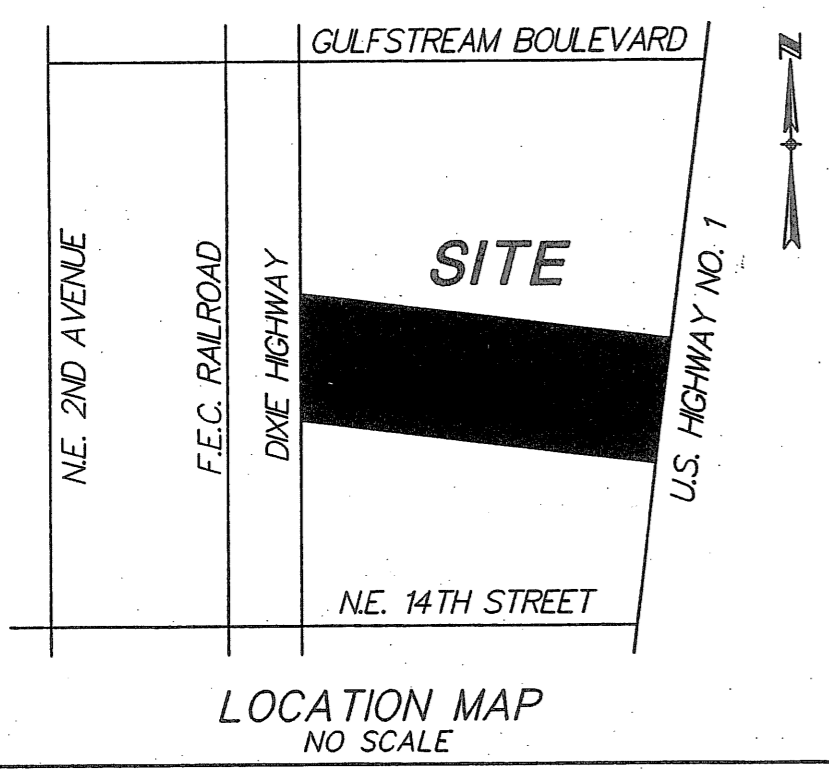


NORTH FEDERAL HIGHWAY REPLAT
BEING A REPLAT OF LOTS 2, 3 AND 4, AND A PORTION OF THE
DIXIE HIGHWAY ROAD RIGHT OF WAY, DELRAY BEACH ESTATES,
PLAT BOOK 21, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, BEING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

MAY 2005
SHEET 1 OF 3



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT AM
THIS 24th DAY OF February
2006, AND DULY RECORDED IN PLAT BOOK NO.
107 ON PAGE 43-45
SHARON R. BOCK, CLERK OF CIRCUIT COURT
BY [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WEATHERSPOON CONNECTION, INC., A
FLORIDA CORPORATION (AS TO PARCEL 1); DELRAY BEACH COMMUNITY REDEVELOPMENT
AGENCY, A BODY POLITIC CREATED PURSUANT TO FLORIDA STATUTES CHAPTER 163
(AS TO PARCEL 2); AND PORTEN-RUSSELL II, LLC, A FLORIDA LIMITED LIABILITY
COMPANY (AS TO PARCEL 3), OWNERS OF THE LANDS SHOWN HEREON BEING A
REPLAT OF LOTS 2, 3 AND 4, AND A PORTION OF DIXIE HIGHWAY ROAD RIGHT OF
WAY, DELRAY BEACH ESTATES, PLAT BOOK 21, PAGE 13, BEING IN SECTION 4,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: PARCEL 1

LOT 4, LESS THE SOUTH 20 FEET THEREOF AND THE EAST 20.0 FEET
OF THE DIXIE HIGHWAY ROAD RIGHT OF WAY LYING WEST OF AND
ADJACENT TO SAID LOT 4, LESS THE SOUTH 20 FEET THEREOF, DELRAY
BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 21, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

AND: PARCEL 2

THE SOUTH 20.0 FEET OF LOT 4 AND THE NORTH 40.0 FEET OF LOT 3,
AND THE EAST 20.0 FEET OF THE DIXIE HIGHWAY ROAD RIGHT OF WAY
LYING WEST OF AND ADJACENT TO SAID SOUTH 20.0 FEET OF LOT 4
AND NORTH 40.0 FEET OF LOT 3, DELRAY BEACH ESTATES, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 13,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND: PARCEL 3

LOTS 2 AND 3, LESS THE NORTH 40.0 FEET OF SAID LOT 3, AND THE
EAST 20.0 FEET OF THE DIXIE HIGHWAY ROAD RIGHT OF WAY LYING
WEST OF AND ADJACENT TO SAID LOTS 2 AND 3, LESS THE NORTH
40.0 FEET THEREOF, DELRAY BEACH ESTATES, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 13, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 77,638 SQUARE FEET OR 1.78 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS
"North Federal Highway Replat" 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.

TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE PUBLIC AS
PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

THE GENERAL UTILITY EASEMENT IS MADE TO ANY PUBLIC OR PRIVATE
UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY
SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE
LINES AND CABLE TELEVISION SERVICES; 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 FACILITY.

THE SEWER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED
EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF
ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF
SEWER MAINS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS
TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF
November, 2005.

WEATHERSPOON CONNECTION, INC.
A FLORIDA CORPORATION
WITNESS: Bruce Batts (NAME) Bryce Batts
BY: Jimmy Weather Spoon (NAME) Jimmy Weather Spoon
PRESIDENT
WITNESS: Pamela Shannonhouse (NAME) Pamela Shannonhouse

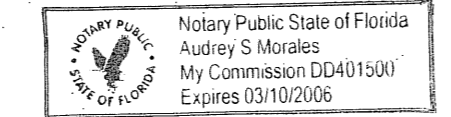
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JIMMY WEATHER SPOON WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT
OF WEATHERSPOON CONNECTION, INC., A FLORIDA 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 OFFICIAL THIS 29th DAY OF NOVEMBER
2005.

MY COMMISSION EXPIRES:



Audrey S Morales
NOTARY PUBLIC
NAME: Audrey S Morales
COMMISSION NO.: DD 401500

IN WITNESS WHEREOF, THE ABOVE NAMED BODY POLITIC HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED BY ITS SECRETARY,
AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS
BOARD OF DIRECTORS, THIS 29th DAY OF November, 2005.

DELRAY BEACH COMMUNITY REDEVELOPMENT
AGENCY, A BODY POLITIC CREATED PURSUANT
TO FLORIDA STATUTES CHAPTER 163

BY: [Signature]
NAME:
CHAIRMAN

ATTEST BY: Diane Colonna
NAME: Diane Colonna
SECRETARY

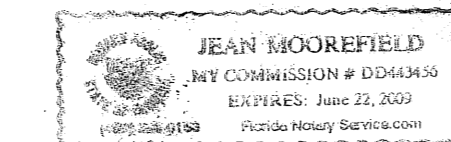
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID COLONNA AND
Diane Colonna WHO ARE PERSONALLY KNOWN TO ME OR HAVE
PRODUCED
AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN
AND SECRETARY, RESPECTIVELY, OF SAID BODY POLITIC AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT
AS SUCH OFFICERS OF SAID BODY POLITIC, AND THAT THE SEAL AFFIXED TO
THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BODY POLITIC AND THAT
IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND
THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BODY POLITIC.

WITNESS MY HAND OFFICIAL THIS 22nd DAY OF November
2005.

MY COMMISSION EXPIRES:



Jean Moorfield
NOTARY PUBLIC
NAME: Jean Moorfield
COMMISSION NO.: DD 445456

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER
AND MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH
THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th
DAY OF November, 2005.

PORTEN-RUSSELL II, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: PORTEN HOLDINGS, INC.
A DELAWARE CORPORATION
ITS SOLE MEMBER AND MANAGER

WITNESS: Bruce Batts BY: [Signature]
WITNESS: Dennis F. Smith SCOTT PORTEN
VICE CHAIRMAN

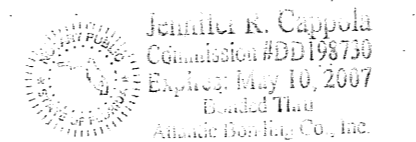
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT PORTEN, WHO IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE
CHAIRMAN OF PORTEN HOLDINGS, INC., A DELAWARE 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 OFFICIAL THIS 15th DAY OF November
2005.

MY COMMISSION EXPIRES:



Jennifer R Cappola
NOTARY PUBLIC
NAME: Jennifer R Cappola
COMMISSION NO.: DD 198 730

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL W. SIMON, A DULY LICENSED ATTORNEY IN THE STATE OF
FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED
PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WEATHERSPOON
CONNECTION, INC., A FLORIDA CORPORATION (AS TO PARCEL 1), DELRAY BEACH REDEVELOPMENT
AGENCY, A BODY POLITIC CREATED PURSUANT TO FLORIDA STATUTES CHAPTER 163 (AS TO
PARCEL 2) AND PORTEN-RUSSELL II, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO PARCEL
3); 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: January 3, 2006
NAME: MICHAEL W. SIMON
ATTORNEY, STATE OF FLORIDA

CITY APPROVAL:

THIS PLAT OF "NORTH FEDERAL HIGHWAY REPLAT" AS APPROVED ON THE 15th
DAY OF November, A.D. 2005, BY THE CITY COMMISSION
OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Dooling DIRECTOR OF PLANNING AND ZONING BOARD
Meredith Kroll CHAIRPERSON, PLANNING AND ZONING BOARD
Randal H. Kujawa CITY ENGINEER
W.S. Adams FIRE MARSHAL
Cubal C. Hicks DIRECTOR OF ENVIRONMENTAL SERVICES

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 "NORTH FEDERAL HIGHWAY REPLAT", AS REQUIRED BY CHAPTER 177.081 (1),
FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF
CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 12/30/05
[Signature]
JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

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
ACCORDING TO SEC. 177.09(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW;
AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF
CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE
CITY OF DELRAY BEACH, FLORIDA.

Paul D. Engle 12/29/05
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

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 2,
HAVING AN ASSUMED BEARING OF N.83°00'00"W.
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 THIS COUNTY.
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: [Symbol]
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 EASEMENT SHALL BE ALLOWED ONLY AFTER
CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

