

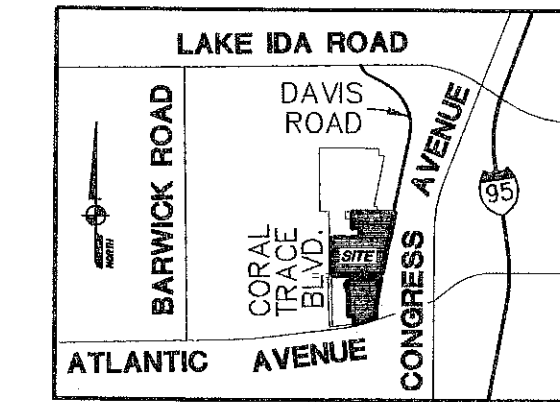
OWENS BAKER PLAT

BEING A RE-PLAT OF A PORTION OF 'TEMPLE SINAI OF PALM BEACH COUNTY' (P.B. 46, PG. 53, P.B.C.R.); A PORTION OF 'REPLAT OF PART BREEZY RIDGE ESTATES' (P.B. 24, PG. 116, P.B.C.R.); ALL OF 'PARKSIDE TOWNHOMES AT DELRAY' (P.B. 92, PG. 117, P.B.C.R.) AND A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST SITUATE IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

110

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 4:33 PM this 10 day of Oct, 2006, and duly recorded in Plat Book 108 Pages 110 through 113

00012.088



SHARON R. BOCK
Clerk of Comptroller
By *[Signature]* D.C.

SHEET 1 OF 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE SCHOOL DISTRICT OF PALM BEACH COUNTY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

PARCEL "A"

THE LAND DESCRIBED IN THE CORRECTIVE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 14409, PAGE 291 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OF THE PLAT PARKSIDE TOWNHOMES AT DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 117 THROUGH 121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PLAT PARKSIDE TOWNHOMES AT DELRAY; THENCE N 01°05'55" W, ALONG THE WEST BOUNDARY OF SAID PLAT, 765.05 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S 89°55'27" E, ALONG THE NORTH BOUNDARY OF SAID PLAT, 590.19 FEET TO A SOUTHEAST CORNER OF THE PLAT CORAL TRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 197 THROUGH 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 00°04'33" E, ALONG THE EASTERLY BOUNDARY OF SAID PLAT CORAL TRACE, 200.33 FEET; THENCE N 89°53'11" W, ALONG THE BOUNDARY OF SAID PLAT CORAL TRACE, 152.92 FEET; THENCE N 01°07'23" W, ALONG THE EASTERLY BOUNDARY OF SAID PLAT AND ITS NORTHERLY EXTENSION, 343.97 FEET TO THE SOUTH BOUNDARY OF TRACT "E" OF SAID PLAT OF CORAL TRACE; THENCE S 89°45'41" E, ALONG SAID SOUTH BOUNDARY AND ALONG THE SOUTH BOUNDARY OF SUDAN-UNIT A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 902.05 FEET TO THE TOP OF THE WEST BANK OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZER NO. 4 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 11539, PAGE 805 AND 808 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 10°38'44" W, 116.41 FEET; THENCE S 10°34'40" W, 85.91 FEET; THENCE S 11°54'42" W, 72.47 FEET, THE PRECEDING THREE COURSES AND DISTANCES BEING ALONG SAID TOP OF WEST BANK; THENCE S 10°50'53" W, ALONG SAID TOP OF WEST BANK AND ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11643, PAGES 1898 AND 1902 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE PRECEDING FIVE COURSES AND DISTANCES BEING ALONG THE BOUNDARY OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11643, PAGES 1898 AND 1902 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 11°54'42" W, ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8783, PAGE 443 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ITS NORTHERLY EXTENSION, A DISTANCE OF 794.57 FEET TO THE SOUTHEAST CORNER OF SAID PLAT PARKSIDE TOWNHOMES AT DELRAY; THENCE S 89°40'57" W, ALONG THE SOUTH BOUNDARY OF SAID PLAT, 707.16 FEET; THENCE S 00°19'03" E, 35.00 FEET; THENCE S 89°40'57" W, 330.99 FEET; THENCE N 00°19'03" W, 35.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "B"

A PORTION OF THE REPLAT OF PART BREEZY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 116, A PORTION OF THE PLAT OF TEMPLE SINAI OF PALM BEACH COUNTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 53, AND A PORTION OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8783, PAGE 443, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE PLAT PARKSIDE TOWNHOMES AT DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 117 THROUGH 121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 00°19'03" E, 90.00 FEET TO THE NORTH BOUNDARY OF SAID PLAT OF TEMPLE SINAI OF PALM BEACH COUNTY; THENCE N 89°40'57" E, ALONG SAID NORTH BOUNDARY AND ALONG THE NORTH BOUNDARY OF LOT 5 OF SAID REPLAT OF PART BREEZY RIDGE ESTATES, A DISTANCE OF 371.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°40'57" E, ALONG THE NORTH BOUNDARY OF SAID LOT 5 AND ALONG THE NORTH BOUNDARY OF LOTS 6 THROUGH 10 AND THE EASTERLY EXTENSION OF SAID REPLAT OF PART BREEZY RIDGE ESTATES, A DISTANCE OF 647.41 FEET TO THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8783, PAGE 443 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 08°26'04" W, ALONG SAID EAST BOUNDARY, 669.56 FEET; THENCE S 01°01'56" E, ALONG SAID EAST BOUNDARY, 182.21 FEET TO THE NORTH RIGHT-OF-WAY OF WEST ATLANTIC AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 16565, PAGE 1234 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 71°30'24" W, 218.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2232.01 FEET AND A CENTRAL ANGLE OF 08°58'27"; A DISTANCE OF 270.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE AS DEDICATED BY SAID PLAT OF TEMPLE SINAI OF PALM BEACH COUNTY; THENCE N 35°40'43" E, ALONG THE BOUNDARY OF SAID PLAT, 33.95 FEET; THENCE N 07°05'26" W, 118.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET; THENCE S 82°54'34" W, 65.82 FEET; THENCE N 07°05'26" W, 50.00 FEET; THENCE N 01°04'26" W, 411.59 FEET, THE PRECEDING SIX COURSES AND DISTANCES BEING ALONG THE EASTERLY BOUNDARY OF SAID PLAT OF TEMPLE SINAI OF PALM BEACH COUNTY; THENCE N 14°01'04" W, 89.31 FEET; THENCE N 01°04'26" W, 66.00 FEET; THENCE N 04°41'40" E, 99.49 FEET TO THE WEST BOUNDARY OF LOT 5 OF SAID PLAT OF REPLAT OF PART BREEZY RIDGE ESTATES; THENCE N 01°04'26" W, ALONG SAID WEST BOUNDARY, 54.25 FEET; THENCE N 89°40'57" E, ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 5, A DISTANCE OF 40.00 FEET; THENCE N 01°04'26" W, ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 5, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,843,762.89 SQUARE FEET, 42.33 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS OWENS BAKER PLAT, AND FURTHER DEDICATES AS FOLLOWS:

1. PARCEL "A" AND PARCEL "B"

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

2. PERMANENT SIDEWALK EASEMENT

THE PERMANENT SIDEWALK EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.), FOR THE PERPETUAL USE OF THE PUBLIC FOR TRANSPORTATION PURPOSES.

3. WATER MAIN EASEMENT

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

4. GENERAL UTILITY EASEMENTS

THE GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH AND TO PRIVATE AND PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION SYSTEMS, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED SCHOOL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRPERSON AND ATTESTED BY ITS VICE CHAIRPERSON AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD MEMBERS, THIS 10 DAY OF September, 2006

WITNESS: Kristin Workman
PRINT NAME:

WITNESS: CAROL A. KELLER
PRINT NAME:

THE SCHOOL DISTRICT OF PALM BEACH COUNTY

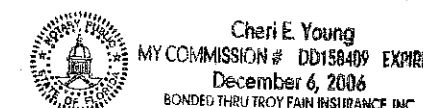
BY: Thomas E. Lynch
THOMAS E. LYNCH
CHAIRPERSON

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED THOMAS E. LYNCH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRPERSON OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT 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 DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF September, 2006

MY COMMISSION EXPIRES:



Cheri E. Young
NOTARY PUBLIC

TITLE CERTIFICATION

I, BLAIR LITTLETON III, 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 HEREON DESCRIBED PROPERTY IS VESTED TO THE SCHOOL DISTRICT OF PALM BEACH COUNTY AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11/29/06

Blair Littleton III
PRINT NAME: BLAIR LITTLETON III
ATTORNEY-AT-LAW LICENSED IN FLORIDA

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT ZONE - FLORIDA EAST ZONE COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION, LINEAR UNIT = US SURVEY FEET ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00040946 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE THREE (3) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
HARDIN	N 777299.088	E 948605.531
HORNE	N 777273.650	E 952759.066
MIDDLE (NGS)	N 775657.063	E 964435.894

S 71°30'24" W (PLAT BEARING) 00°04'45" = CLOCKWISE BEARING ROTATION
S 71°35'09" W (GRID BEARING) (PLAT TO GRID)
NORTH RIGHT-OF-WAY ATLANTIC AVENUE

CITY OF DELRAY BEACH

THIS PLAT OF THE OWENS BAKER PLAT, WAS APPROVED ON THE 10th DAY OF July, A.D. 2006 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: Jeff Paul

ATTEST: Sherrill D. Nelson
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Darling
DIRECTOR OF PLANNING AND ZONING

Mark S. Spada
CHAIRPERSON, PLANNING AND ZONING BOARD

Ronald K. Kujawa
CITY ENGINEER

W. S. Adams
CITY OF DELRAY BEACH FIRE MARSHAL

Orlando C. Hales
DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR

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 OWENS BAKER PLAT, 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.

DATED: 11/17/05

Paul D. Engle
PAUL D. ENGLE, P.S.M.
FLORIDA REGISTRATION NO. 5708
O'BRIEN, SUITER AND O'BRIEN
L.B. NO. 0353

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. 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: JULY 27, 2005

Keith M. Chee-A-Tow
KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JULY, 2004

