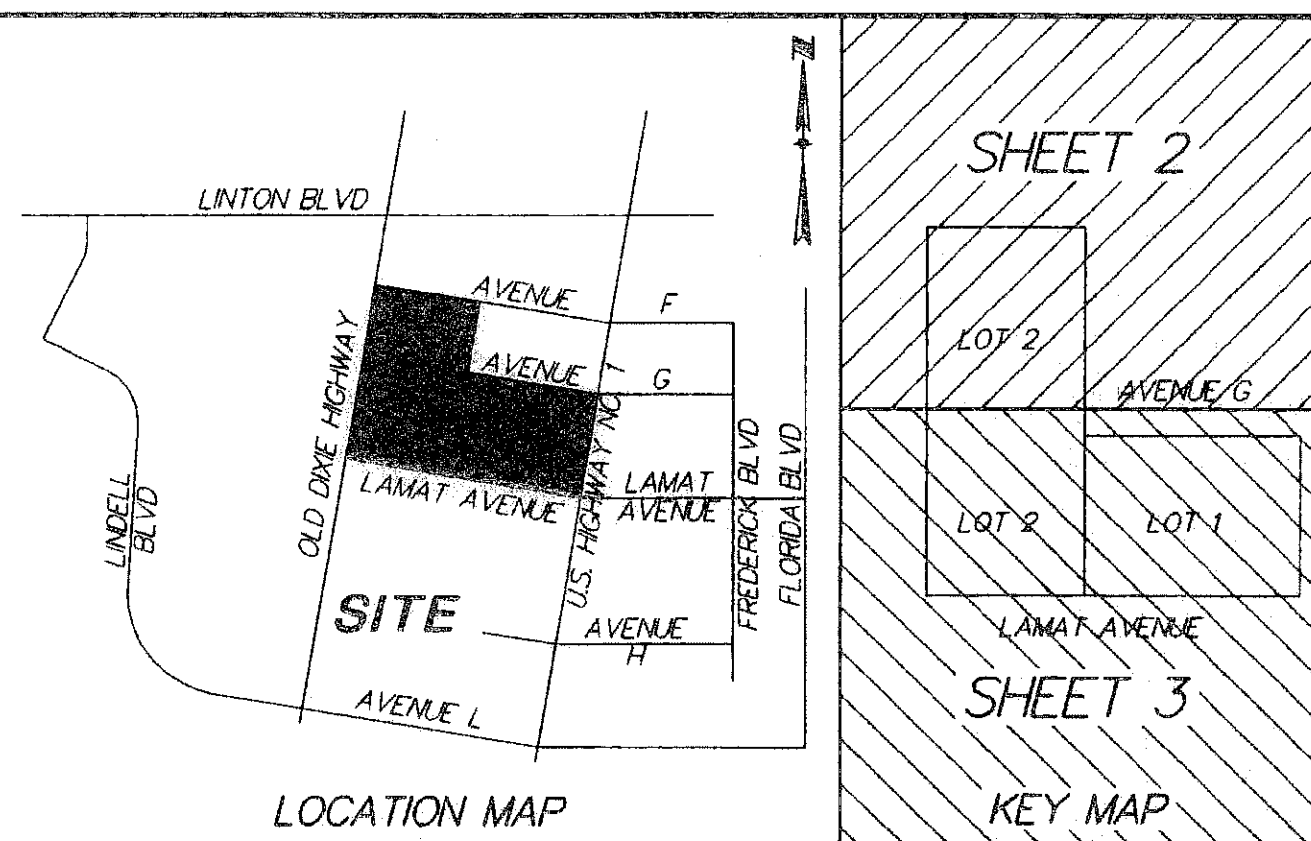


20090230524

139

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 12:15
THIS 10 DAY OF July
2009, AND DULY RECORDED IN PLAT BOOK NO.
112 ON PAGE 139-141
SHARON R. BOCK, CLERK OF CIRCUIT COURT
AND COMPTROLLER
BY *[Signature]* D.C.



MORSE-LAMAT PLAT

BEING A REPLAT OF LOT 1 MORSE DELRAY TOYOTA RE-PLAT
(PLAT BOOK 110, PAGES 113-117), BEING IN SECTION 29,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA

OCTOBER 2008
SHEET 1 OF 3

00012-119

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MORSE OPERATIONS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOT 1 MORSE DELRAY TOYOTA RE-PLAT, BEING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 MORSE DELRAY TOYOTA RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, AT PAGES 113, THROUGH 117, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 244,088 SQUARE FEET OR 5.60 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "MORSE-LAMAT PLAT" AND HEREBY 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.

ALL SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER LINES.

ALL DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MORSE OPERATIONS, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE NON-VEHICULAR ACCESS LINES SHOWN HEREON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF June, 2009.

MORSE OPERATIONS, INC., A FLORIDA CORPORATION
BY: *[Signature]* EDWARD J. MORSE, JR. PRESIDENT
WITNESS: *[Signature]* LES H. STEVENS
WITNESS: *[Signature]* Dolores Daoust

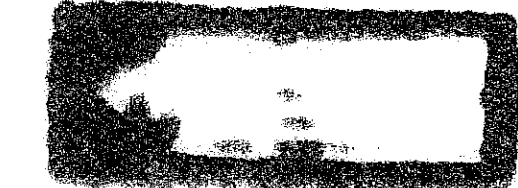
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD J. MORSE, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MORSE OPERATIONS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE-PRESIDENT 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 16 DAY OF June, 2009.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: *[Signature]* Dolores Daoust
NAME: Dolores Daoust
COMMISSION NO.: _____



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LES H. STEVENS, 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 MORSE OPERATIONS, INC., A FLORIDA CORPORATION; 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 THIS PLAT.

DATE: 05/28/09
[Signature]
NAME: LES H. STEVENS
ATTORNEY, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Duval

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 WAS RECORDED ON FEBRUARY 15, 2008 IN OFFICIAL RECORD BOOK 19973, PAGE 714, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 20365, PAGE 744, BOTH OF THE OFFICIAL 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF June, 2009.

WITNESS: *[Signature]* BANK OF AMERICA, N.A.
NAME: James L. V. Berry, JR.
WITNESS: *[Signature]* BY: *[Signature]* Timothy W. Kelly
NAME: Patricia J. Davidson NAME: Timothy W. Kelly
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* Timothy W. Kelly, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF June, 2009.

MY COMMISSION EXPIRES: _____
BY: *[Signature]*
NAME: Patricia Davidson
NOTARY PUBLIC
COMMISSION NUMBER: _____

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 "MORSE-LAMAT PLAT", 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: 6-23-09
[Signature]
DAVID P. LINDLEY
LICENSE NO. 5005
STATE OF FLORIDA
CAULFIELD WHEELER, INC.
CERTIFICATE OF AUTHORIZATION #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 (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.081(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.

[Signature] 5/27/09
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SLATER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. LB 353

CITY APPROVAL:

THIS PLAT OF "MORSE-LAMAT PLAT" AS APPROVED ON THE 10 DAY OF July, 2009, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: *[Signature]* ATTEST: *[Signature]* Charlene D. Nubin
CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] Paul D. Engle DIRECTOR OF PLANNING AND ZONING
[Signature] Pat Hays CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] Randall L. Kujawa CITY ENGINEER
[Signature] Bill C. Harris DIRECTOR OF ENVIRONMENTAL SERVICES
[Signature] Fire Marshal

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 1 MORSE DELRAY TOYOTA RE-PLAT (PLAT BOOK 110, PAGES 113-117) HAVING AN ASSUMED BEARING OF N78°54'10"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, SLATER & 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 CONFORM 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.

