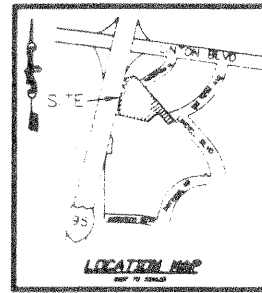


BUILDERS SQUARE - LINTON CENTER

BEING A REPLAT OF PARCEL 3, PARCEL S-1, AND A PORTION OF PARCEL 4 OF PLAT OF LINTON CENTER AS RECORDED IN PLAT BOOK 39, PAGES 8 AND 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TROPIC PALMS PLAT NO. 3 AS RECORDED IN PLAT BOOK 25, PAGES 137 THRU 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



SHEET 1 OF 2
THIS INSTRUMENT PREPARED BY:
Manuel A. Gutierrez, P.E.S.
IN THE OFFICES OF:
SHEREMETA ASSOCIATES, INC.
CONSULTING ENGINEERS
101 S.E. 8th Avenue, Suite F • Delray Beach, Florida 33483 • (407)726-1300

137
70 137

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:12 P.M. THIS 11TH DAY OF MAY 1993 AND DULY RECORDED IN PLAT BOOK NO. 72 ON PAGE 137-138
MILTON T. BAUER
CLERK CIRCUIT COURT
By *Juliana G. Wood, Jr.*



DEDICATION
STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DELINT, INC., A MAINE CORPORATION, IS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED HEREIN UNDER DESCRIPTION, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "BUILDERS SQUARE - LINTON CENTER" AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.
TRACT "B" IS HEREBY DEDICATED TO THE WATERFORD PLACE OWNERS ASSOCIATION, INC. AS A LAKE MANAGEMENT TRACT TO BE MAINTAINED BY SAID ASSOCIATION WITH A DEDICATED RIGHT-OF-ACCESS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.
TRACTS "C" IS HEREBY DEDICATED TO WATERFORD PLACE OWNERS ASSOCIATION, INC. AS A PRIVATE ACCESS TRACT TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.
UTILITY EASEMENTS (U.E.) ARE GRANTED TO ANY PUBLIC OR PRIVATE UTILITY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, DELINT, INC. A MAINE 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 7th DAY OF MAY 1993

DELINT, INC.
A MAINE CORPORATION
By *Mark Walsh*
MARK WALSH, VICE PRESIDENT
WITNESS: *Tom Bichard*
TOM BICHARD
WITNESS: *Thomas T. McMurrian*
THOMAS T. MCMURRIAN

ACKNOWLEDGEMENT
STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK WALSH WHO TOOK AN OATH AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT OF DELINT, INC., A MAINE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID DEDICATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING DEDICATION IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF MAY 1993
NOTARY PUBLIC *Joan King*
MY COMMISSION EXPIRES:

CITY APPROVALS

THIS PLAT OF BUILDERS SQUARE - LINTON CENTER WAS APPROVED ON THE 16th DAY OF DECEMBER, A.D. 1992 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
ATTEST: *William McHugh Harty*
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Richard H. Critchfield
DIRECTOR OF PLANNING & ZONING
Richard H. Critchfield
CITY ENGINEER
W. A. G.
DIRECTOR OF ENVIRONMENTAL SERVICES

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST; BEING A PORTION OF PARCEL 4 AND ALL OF PARCELS 3 AND S-1, LINTON CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 8 AND 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND A PORTION OF TROPIC PALMS PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 137 THRU 139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1251, TROPIC PALMS PLAT NO. 3; THENCE, NORTH 21°06'49" WEST A DISTANCE OF 120.00 FEET;
(1) THENCE, NORTH 68°53'11" EAST A DISTANCE OF 166.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 67°52'24";
(2) THENCE, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.85 FEET;
(3) THENCE, SOUTH 43°14'25" EAST A DISTANCE OF 663.01 FEET;
(4) THENCE, SOUTH 43°10'45" EAST A DISTANCE OF 430.91 FEET;
THE LAST FOUR (4) COURSES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY OF GERMANTOWN ROAD AND UNDELL BOULEVARD PER SAID PLAT OF LINTON CENTER;
THENCE, SOUTH 46°49'15" WEST A DISTANCE OF 220.25 FEET;
THENCE, NORTH 43°10'45" WEST A DISTANCE OF 288.34 FEET;
THENCE, SOUTH 48°49'15" WEST A DISTANCE OF 204.94 FEET;
THENCE, SOUTH 87°12'58" WEST A DISTANCE OF 578.12 FEET;
THENCE, NORTH 00°00'05" EAST A DISTANCE OF 245.81 FEET;
THENCE, SOUTH 89°59'55" EAST A DISTANCE OF 6.68 FEET;
THENCE, NORTH 00°00'05" EAST A DISTANCE OF 140.00 FEET;
THENCE, NORTH 82°40'38" EAST A DISTANCE OF 29.66 FEET;
THENCE, NORTH 21°06'49" WEST A DISTANCE OF 78.44 FEET;
THENCE, NORTH 10°34'28" EAST A DISTANCE OF 90.62 FEET;
THENCE, NORTH 88°53'11" EAST A DISTANCE OF 106.55 FEET;
THENCE, NORTH 21°06'49" WEST A DISTANCE OF 145.00 FEET;
THENCE, NORTH 68°53'11" EAST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, FLORIDA; CONTAIN 13.84 ACRES, MORE OR LESS; AND ARE SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

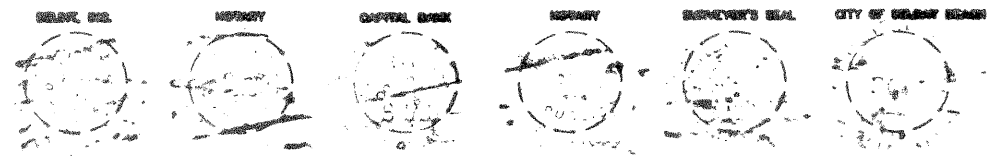
I, RICHARD H. CRITCHFIELD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY AS OF APRIL 24, 1993 AT 11:00 A.M. THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DELINT, INC., A MAINE CORPORATION, THAT THE AD VALOREM REAL PROPERTY TAXES FOR 1992 HAVE BEEN PAID AND THAT SUCH TAXES FOR 1993 ARE NOT YET DUE AND PAYABLE; THAT THE PROPERTY IS ENCLUMBERED BY THE EASEMENTS SHOWN HEREON AND THAT I FIND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THIS PLAT.

BY: *Richard H. Critchfield*
RICHARD H. CRITCHFIELD
ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF APRIL 1993 THE HEREDIN PLAT WAS PREPARED AND DELINEATED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

MANUEL A. GUTIERREZ, P.E.S.
REGISTERED SURVEYOR NO. 4108
STATE OF FLORIDA



MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF DADE

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 LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED AS FOLLOWS:

RENEWAL FLORIDA REAL ESTATE MORTGAGE AND SECURITY AGREEMENT FROM DELINT, INC., A MAINE CORPORATION, IN FAVOR OF CAPITAL BANK, DATED MARCH 9, 1990, WHICH IS A RENEWAL OF THAT CERTAIN MORTGAGE FROM DELINT, INC. TO NCRB NATIONAL BANK OF FLORIDA, RECORDED JANUARY 31, 1986 IN OFFICIAL RECORDS BOOK 4780 AT PAGE 1835, AND ASSIGNED TO HOLLYWOOD FEDERAL BANK, FORMERLY KNOWN AS HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, BY VIRTUE OF THAT CERTAIN INSTRUMENT RECORDED DECEMBER 10, 1986 IN OFFICIAL RECORDS BOOK 5101 AT PAGE 1921, AS MODIFIED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 5101 AT PAGE 1927, IN OFFICIAL RECORDS BOOK 5531 AT PAGE 906 AND IN OFFICIAL RECORDS BOOK 5923 AT PAGE 797, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER MODIFIED BY MORTGAGE SPREADER AGREEMENT DATED MARCH 9, 1990, AND AS FURTHER ASSIGNED TO CAPITAL BANK BY VIRTUE OF ASSIGNMENT OF LOAN DOCUMENTS DATED MARCH 9, 1990.

SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CAPITAL BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF APRIL 1993

CAPITAL BANK, A FLORIDA BANKING CORPORATION
BY: *David H. Bromoff*
SR. VICE PRESIDENT
WITNESS: *Lisa Lionelli*
LISA LIONELLI
WITNESS: *James F. Smiley*
JAMES F. SMILEY

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED *David H. Bromoff* WHO TOOK AN OATH AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT AS VICE PRESIDENT OF CAPITAL BANK, A FLORIDA BANKING CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID CONSENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF APRIL 1993
NOTARY PUBLIC *Manuel A. Gutierrez*
MY COMMISSION EXPIRES:

11884