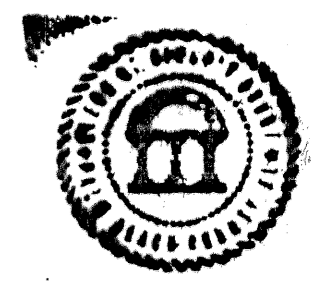


# GARDEN COURT

183

LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
 BEING A REPLAT OF THE NORTH 40 FEET LOT 64, LOT 65, & LOT 66, PLAT OF HOFMAN  
 ADDITION TO DELRAY, AS RECORDED IN PLAT BOOK 5 PAGE 3 OF THE PUBLIC RECORDS OF  
 PALM BEACH COUNTY WALTER A CORNNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS  
 SEPTEMBER 1996 SHEET 1 OF 1

COUNTY OF PALM BEACH )  
 STATE OF FLORIDA )  
 This Plat was filed for record at 8:39 A.M.  
 this 14th day of JANUARY 1997.  
 and duly recorded in Plat Book No. 7B  
 on page 183  
 DOROTHY H. WILKEN, Clerk of Circuit Court  
 by Hugh A. Stanley



**DESCRIPTION AND DEDICATION**

Know all men by these presents that Archigroup, Inc a Florida Corporation, owner of the land shown hereon, being in Section 9, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as GARDEN COURT, being more particularly described as follows:

The North 40 feet of Lot 64, Lot 65, and Lot 66, PLAT OF HOFMAN ADDITION TO DELRAY, as recorded in Plat Book 5 at Page 3 of the public records of Palm Beach County, Florida have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

**Drainage Easements.** Drainage Easements as shown hereon are hereby dedicated to the Garden Court Homeowners Association and are the perpetual maintenance obligation of said association, its successors and/or assigns without recourse to the City of Delray Beach.

**Utility Easement.** The Utility Easement as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television systems without recourse to the City of Delray Beach.

**Parking Easement.** Parking Easement as shown hereon are hereby dedicated to the Garden Court Homeowners Association and are the perpetual maintenance obligation of said association, its successors and/or assigns without recourse to the City of Delray Beach

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 \_\_\_\_\_ day of \_\_\_\_\_ 1996.

Archigroup, Inc  
 A Florida Corporation

By: Franz J. Shropa, President  
*(Signature)*

Witness: Kimberly Pifer Manon Pare  
 Signature Signature

Kimberly Pifer MANON PARE  
 Print Name Print Name

**ACKNOWLEDGEMENT**

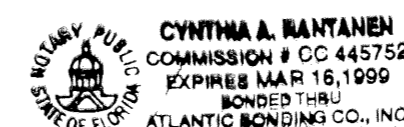
STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me personally appeared Franz J. Shropa, to me well known and known to me to be the person described in and who executed the foregoing instrument as President of Archigroup, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as 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 and official seal this 11th day of December 1996.

By: Cynthia A. Rantanen My Commission Expires: 3/16/99  
 Notary Public



**TITLE CERTIFICATE**

State of Florida  
 County of Palm Beach

[[1] Susan C. Algonas, a duly licensed title insurance company in the state of Florida do hereby certify that [[1] have examined the title to the hereon described property; that [[1] find the title to be vested to Archigroup, Inc., A Florida Corporation; that the current taxes have been paid; that there are no mortgages of record; and that there are no encumbrances of record.

By: S. C. Algonas Date 12-17-96  
Susan C. Algonas Vice President Delray Title and Abstract  
officer of title insurance Company Company

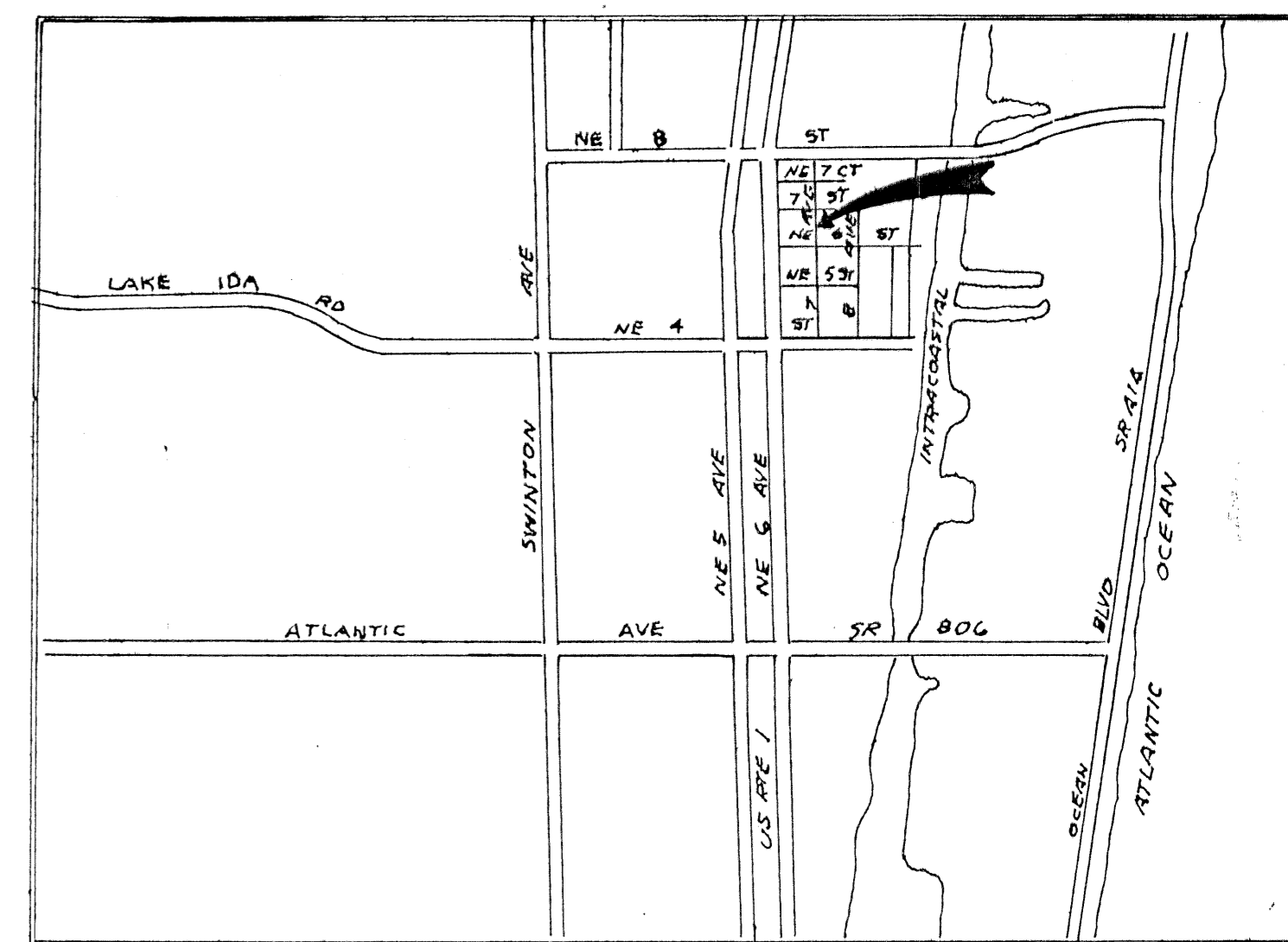
**CITY APPROVAL**

This plat of the GARDEN COURT was approved on the 3rd day of December, A.D. 1996 by the City Commission of the City of Delray Beach, Florida.

Mayor: [Signature] Attest: Alison MacHugh Hardy  
 City Clerk

And Reviewed, Accepted, & Certified by:  
Diane Dominguez Alexander Schwartz  
 Director of Planning & Zoning Chairperson, Planning & Zoning Board

[Signature]  
 City Engineer



LOCATION MAP  
 N.T.S.

**SURVEYORS 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 the survey is accurate to the best of my knowledge and belief, that the Permanent Reference Monuments (P.R.M.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 ordinances of the City of Delray Beach, Palm Beach County, Florida.

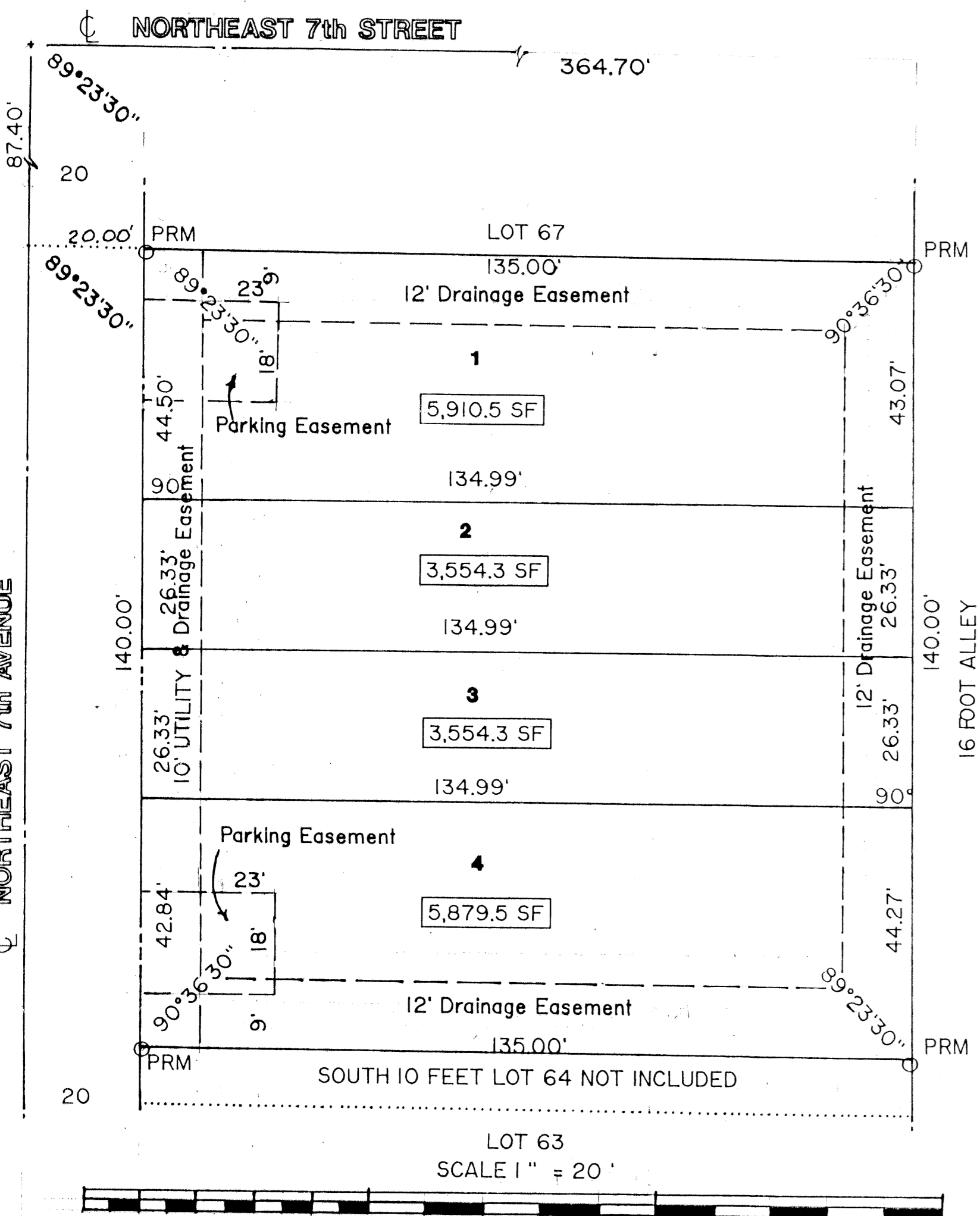
By: Walter A. Cornell Date: 12-10-96  
 Walter A. Cornell, Florida PLS 1757

**NOTICE:**

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

This instrument was prepared by Kelly C. Coletto at the offices of Walter A. Cornell, Inc., at 22 Southeast 4th Street, Boca Raton, Florida 33432.

PRM denotes Permanent Reference Monument



HOFMAN 6th AVENUE ADDITION  
 PLAT BOOK 23 PAGE 34

South 1/4 Corner  
 09-46-43

CITY OF DELRAY BEACH	SURVEYOR	OWNER	OWNERS NOTARY