

PREPARED BY: AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 MARCH, 1998

"PLAT OF DELRAY SQUARE II" A PORTION OF THE NORTHWEST ONE-QUARTER, (NW 1/4), OF THE SOUTHWEST ONE-QUARTER, (S.W. 1/4), OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

Table with 3 columns: TRACT NO., SQUARE FEET, ACRES. Rows include Tract 1A, 1B, 2, 3, 4, 5 and a TOTAL row.

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STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 2:41 PM this 22nd day of April, 1998, and duly recorded in Plat Book 64 Pages 1-3 through 64

Dorothy H. Wilken Clerk Circuit Court By: Craig L. Haddy

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES MOOSA AS THE OWNER OF TRACTS 1A, 1B, 3 AND 4, AND SPBCJF TITLE HOLDING CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AS THE OWNER OF TRACTS 2 AND 5 OF THE LAND AS SHOWN ON THIS PLAT, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 13, AND THE NORTH RIGHT-OF-WAY OF A 106 FOOT ROADWAY KNOWN AS STATE ROAD 806 (DELRAY WEST ROAD/ATLANTIC AVENUE); THENCE NORTH 00°00'37" EAST; ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 13, A DISTANCE OF 628.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°20'11" WEST, 248.34 FEET; THENCE NORTH 00°00'37" EAST, 85.84 FEET; THENCE NORTH 89°20'11" WEST, 159.97 FEET; THENCE SOUTH 41°15'13" EAST, 22.20 FEET; THENCE SOUTH 47°00'37" WEST, 105.02 FEET; THENCE SOUTH 51°20'57" WEST, 81.15 FEET; THENCE SOUTH 69°09'07" WEST, 57.35 FEET; THENCE SOUTH 85°45'52" WEST, 122.30 FEET; THENCE NORTH 69°26'53" WEST, 38.30 FEET; THENCE SOUTH 89°46'20" WEST, 260.06 FEET; THENCE NORTH 00°00'53" EAST, 58.95 FEET; THENCE SOUTH 89°46'20" WEST, 302.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 00°57'59" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 697.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 13, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF THE LAKEWORTH DRAINAGE DISTRICT CANAL 33; AS RECORDED IN OFFICIAL RECORDS BOOK 2520, PAGE 211 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°46'05" EAST ALONG SAID NORTH LINE, 1319.68 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 13, THENCE SOUTH 00°00'37" WEST ALONG SAID EAST LINE, 695.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 928,774 SQUARE FEET (21.32 ACRES), MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAY, RESERVATION AND RESTRICTIONS OF RECORD.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE PLAT OF DELRAY SQUARE II AND FURTHER DEDICATES AS FOLLOWS:

- 1. TRACTS 3 AND 5 ARE HEREBY DEDICATED TO ALL OWNERS OF PROPERTY / PROPERTIES ON THE HEREON PLAT AS LAKE MANAGEMENT TRACTS TO BE MAINTAINED BY SAID OWNERS WITH A DEDICATED RIGHT-OF-ACCESS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.
2. TRACT 4 IS HEREBY DEDICATED TO ALL OWNERS OF PROPERTY/PROPERTIES ON THE HEREON PLAT AS AN INGRESS AND EGRESS ACCESS EASEMENT.
3. ALL UTILITY EASEMENTS SHOWN HEREON, OTHER THAN THOSE DESCRIBED AS "F.P.L. EASEMENT", ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER A SEWER MAINS.
4. TRACT 1A, 1B AND 2 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.
5. ALL PROPERTY OWNERS ON THIS PLAT ARE HEREBY GRANTED THE RIGHTS SET FORTH IN SUBJECT IN ALL RESPECTS TO THE REQUIREMENTS OF, THAT CERTAIN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED OCTOBER 9, 1996 BY AND BETWEEN CHARLES MOOSA AND SPBCJF TITLE HOLDING CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, DATED OCTOBER 9, 1996 RECORDED OCTOBER 10, 1996, IN OFFICIAL RECORDS BOOK 9409, PAGE 408, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, I, CHARLES MOOSA, DO HERETO SET MY HAND AND SEAL THIS 26th DAY OF MARCH, 1998. WITNESS: Scott D. Siemien, Charles Moosa

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 26th DAY OF MARCH, 1998.

WITNESS: Scott D. Siemien, James E. Spooner, Richard Siemien, Richard Siemien, President

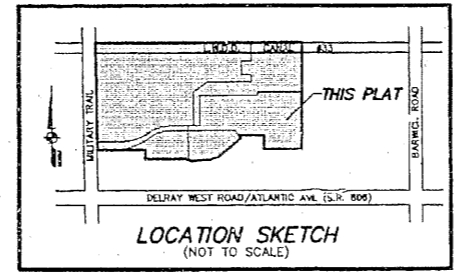
ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED CHARLES MOOSA (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF March, 1998. MY COMMISSION EXPIRES: 2/28/99

ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED RICHARD SIEMEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SPBCJF TITLE HOLDING CORPORATION, A FLORIDA NOT-FOR-PROFIT 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 AND OFFICIAL SEAL THIS 26th DAY OF March, 1998. MY COMMISSION EXPIRES: 2/28/99



MORTGAGEES' CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS 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 IS RECORDED IN OFFICIAL RECORD BOOK 9283 AT PAGE(S) 800 OF THE PUBLIC 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 EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF March, 1998.

WITNESS: Rebecca K. Cox, Judith L. Alligood, BankUnited, FSB, Successor in Interest to Suncoast Savings and Loan Association, FSA

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED JUDITH L. ALLIGOOD, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF BANKUNITED FSB, SUCCESSOR IN INTEREST TO SUNCOAST SAVINGS AND LOAN ASSOCIATION, FSA 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 AND OFFICIAL SEAL THIS 27th DAY OF March, 1998. MY COMMISSION EXPIRES: DAIRARA S. BALUTA, Notary Public, State of Florida, No. CC 020967, Commission Expires December 23, 2000

MORTGAGEES' CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS 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 IS RECORDED IN OFFICIAL RECORD BOOK 10106 AT PAGE(S) 1250 OF THE PUBLIC 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 27th DAY OF March, 1998.

WITNESS: Valerie F. Hushon, David C. Jackson, First Union National Bank, David C. Jackson, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED DAVID C. JACKSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF FIRST UNION NATIONAL BANK 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 AND OFFICIAL SEAL THIS 27 DAY OF March, 1998. MY COMMISSION EXPIRES: Valerie F. Hushon, Notary Public, Valerie F. Hushon

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH } SS I, SAMUEL SURI, 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 CHARLES MOOSA AS THE OWNER OF TRACTS 1A, 1B, 3 AND 4, AND SPBCJF TITLE HOLDING CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AS THE OWNER OF TRACTS 2 AND 5; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATED: 3/26/98 SAMUEL SURI ATTORNEY-AT-LAW

CITY OF DELRAY BEACH

STATE OF FLORIDA COUNTY OF PALM BEACH } SS THIS PLAT OF DELRAY SQUARE II, AS APPROVED ON THE 26th DAY OF April, A.D. 1998 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

WITNESSES: Mayor, City Engineer, City Clerk, Director of Planning and Zoning, Director of Environmental Services, Chairperson, Planning and Zoning Board

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13-45-42 HAVING A BEARING OF N00°00'38".
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. ABBREVIATIONS: C = CENTERLINE D.B. = DEED BOOK; Δ = DELTA ANGLE; F.P.L. = FLORIDA POWER & LIGHT COMPANY; L = LENGTH OF ARC; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.C.P. = PERMANENT CONTROL POINT; P.C. = PAGE; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; R. = RADIUS; R.W. = RIGHT-OF-WAY; U.E. = UTILITY EASEMENT.
4. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
5. SYMBOL LEGEND:
- O - INDICATES PERMANENT CONTROL POINT (P.C.P.)
- □ - INDICATES PERMANENT REFERENCE MONUMENTS (P.R.M.)
6. THE DESCRIPTION OF TRACT 2 IN O.R.B. 9504, PAGE 1058, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA INCLUDES TRACT 5.
7. TRACTS 1A, 1B, 2, 3, 4 AND 5 ARE THE SAME AS DESCRIBED IN O.R.B. 8679, PAGE 189 AND O.R.B. 8266, PAGE 277 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS ("P.C.P.s") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF March, 1998. MICHAEL D. AVIROM, P.L.S. REG. NO. 3268 AVIROM & ASSOCIATES, INC. L.B. NO. 3300

Multiple circular notary seals for SPBCJF Title Holding Corporation, BankUnited, First Union National Bank, and Michael D. Aviro, P.L.S.