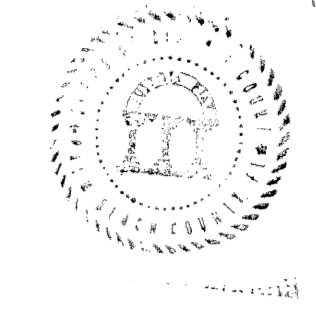


SHERWOOD PONTIAC PLAT NO.1

BEING A REPLAT OF A PORTION OF BLOCK 2, BLOCK 16 AND RIGHTS OF WAY ADJACENT THERETO.
DEL-RATON PARK, PLAT BOOK 14, PAGES 9 AND 10

SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 1998
SHEET 1 OF 2



61
COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 11:47A
this 24 day of August 1998
on page 61-62 of Plat Book No. 83
DOROTHY H. WILKEN, Clerk of Circuit Court
by Joseph A. Hardy, D.C.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT SHERWOOD H. SHEEHAN, JR. OWNER OF LAND SHOWN HEREON, BEING A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SHERWOOD PONTIAC PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1 TO 44, INCLUSIVE, IN BLOCK 16, LOTS 1 TO 11, INCLUSIVE IN BLOCK 2, LESS THE WEST 50 FEET THEREOF, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 14, PAGE 9 AND 10, EXCEPT THE EAST 2 FEET OF LOTS 23 TO 32, INCLUSIVE, IN BLOCK 16 OF DEL-RATON PARK CONVEYED TO THE STATE OF FLORIDA BY DEED DATED MAY 1, 1965, RECORDED IN DEED BOOK 1092, PAGE 236, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA;

AND THAT PORTION OF DIXIE BOULEVARD, BOUNDED AS FOLLOWS:
ON THE NORTH BY THE CENTERLINE OF AVENUE "D"; ON THE EAST BY THE WEST LINE OF SAID BLOCK 16 AND ITS NORTHERLY AND SOUTHERLY PROLONGATION; ON THE SOUTH BY THE CENTERLINE OF AVENUE "E"; AND ON THE WEST BY THE EAST LINE OF BLOCK 2 AND ITS NORTHERLY PROLONGATION;

AS THE SAME IS REFLECTED ON DEL-RATON PARK PLAT AS RECORDED IN PLAT BOOK 14 AT PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND THE ALLEYS LOCATED BETWEEN THE EASTERLY BOUNDARY OF LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 16 AND THE WESTERLY BOUNDARY OF LOTS 11 AND 44, BLOCK 16 AND THE ALLEY LYING BETWEEN THE EASTERLY BOUNDARY OF LOTS 22 AND 33 OF BLOCK 16 AND THE WESTERLY BOUNDARY OF LOTS 23 THROUGH 32, INCLUSIVE, BLOCK 16 OF DEL-RATON PARK, PER PLAT RECORDED IN PLAT BOOK 14 AT PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND THAT PORTION OF AVENUE "D", LOCATED BETWEEN THE CENTERLINE OF THE 50 FOOT RIGHT OF WAY OF SAID AVENUE "D" AND THE NORTHERLY LINE OF BLOCK 16, AND BLOCK 2, AS THE SAME IS REFLECTED ON DEL-RATON PARK PLAT AS RECORDED IN PLAT BOOK 14 AT PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPT THE EAST 2 FEET THEREOF; AND EXCEPT THE WEST 50 FEET THEREOF;

AND THAT PORTION OF AVENUE "E", LOCATED BETWEEN THE CENTERLINE OF THE 50 FOOT RIGHT OF WAY OF SAID AVENUE "E" AND THE SOUTHERLY LINE OF BLOCK 16, AS SAME IS REFLECTED ON DEL-RATON PARK PLAT AS RECORDED IN PLAT BOOK 14 AT PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPT THE EAST 2 FEET THEREOF.

CONTAINING 207,900 SQUARE FEET OR 4.7727 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LIFT STATION EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS.

GENERAL UTILITY EASEMENT IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES...

IN WITNESS WHEREOF, I, SHERWOOD H. SHEEHAN, JR. DO HEREUNTO SET MY HAND AND SEAL THIS 24th DAY OF August, 1998.

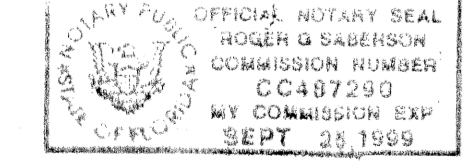
Witnesses: Roger G. Saberson and Rogers M. ...
BY: Sherwood H. Sheehan, Jr.
SHERWOOD H. SHEEHAN, JR.

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHERWOOD H. SHEEHAN, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESS THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 1998.

MY COMMISSION EXPIRES:



NOTARY PUBLIC
NAME: Roger G. Saberson
COMMISSION NO.: CC487299

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOKS 6878, PAGE 807, BOOK 6878, PAGE 831, BOOK 9295, PAGE 1131, BOOK 9008, PAGE 311, BOOK 9295, PAGE 1129, BOOK 9362, PAGE 788 AND BOOK 9008, PAGE 321 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 [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF August, 1998.

Witnesses: Roger G. Saberson
BY: General Motors Acceptance Corporation
BY: ... Vice President
GENERAL MOTORS ACCEPTANCE CORPORATION
A DELAWARE CORPORATION

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF BARTOW

BEFORE ME PERSONALLY APPEARED Dallas H. Brummett WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF GENERAL MOTORS ACCEPTANCE CORPORATION, A DELAWARE CORPORATION, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July, 1998.

MY COMMISSION EXPIRES: 8/1/2000
NOTARY PUBLIC

THIS PLAT OF SHERWOOD PONTIAC PLAT NO. 1 AS APPROVED ON THE 21st DAY OF April, A.D. 1998 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: ... ATTEST: Olivia MacHugo Hartz
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Faul Boylston DIRECTOR OF PLANNING AND ZONING
Ronald S. Keyman CITY ENGINEER
Bill C. Halo DIRECTOR OF ENVIRONMENTAL SERVICES
Carolyn L. Young CHAIRPERSON, PLANNING AND ZONING BOARD

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROGER G. SABERSON, AN ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED LAND AND IT IS MY OPINION THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SHERWOOD H. SHEEHAN, JR. AND THAT THE CURRENT TAXES HAVE BEEN PAID. THE LAND IS SUBJECT TO THE FOLLOWING MORTGAGES:

- MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF RENTS FROM SHERWOOD H. SHEEHAN, JR. TO GENERAL MOTORS ACCEPTANCE CORPORATION, RECORDED UNDER OFFICIAL RECORD BOOK 6878, PAGE 807, CONDITIONAL ASSIGNMENT OF RENTS AND LEASES RECORDED IN OFFICIAL RECORD BOOK 6878, PAGE 831; AND CROSS COLLATERALIZATION AND CROSS DEFAULT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 9295, PAGE 1131 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MORTGAGE FROM SHERWOOD H. SHEEHAN, JR. AND BY SHERWOOD PONTIAC-GMC TRUCK, INC. GUARANTOR TO GENERAL MOTORS ACCEPTANCE CORPORATION, RECORDED UNDER OFFICIAL RECORD BOOK 9008, PAGE 311; NOTICE OF RECEIPT OF ADVANCE RECORDED IN OFFICIAL RECORD BOOK 9295, PAGE 1129; AND NOTICE OF RECEIPT OF SECOND ADVANCE RECORDED IN OFFICIAL RECORD BOOK 9362, PAGE 788 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MORTGAGE FROM SHERWOOD H. SHEEHAN, JR. TO GENERAL MOTORS ACCEPTANCE CORPORATION, RECORDED UNDER OFFICIAL RECORD BOOK 9008, PAGE 321 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DATED: 7/28/98
Roger G. Saberson
ROGER G. SABERSON, ATTORNEY AT LAW

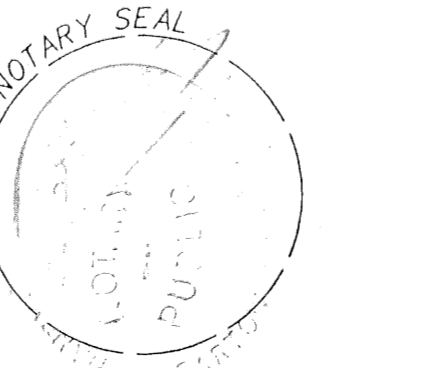
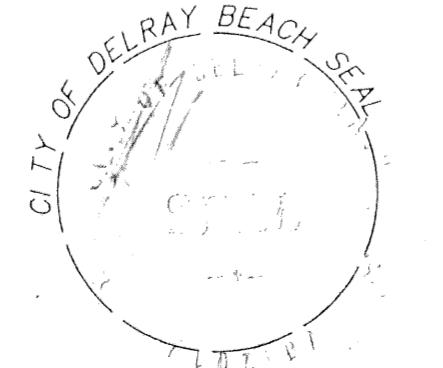
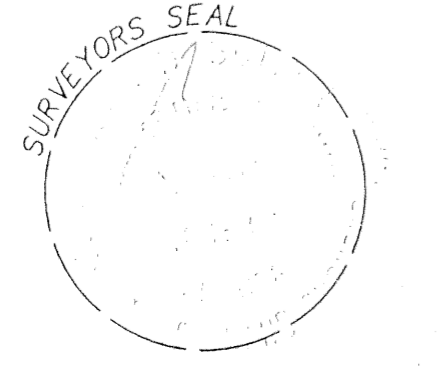
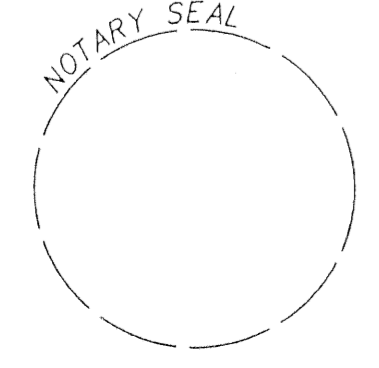
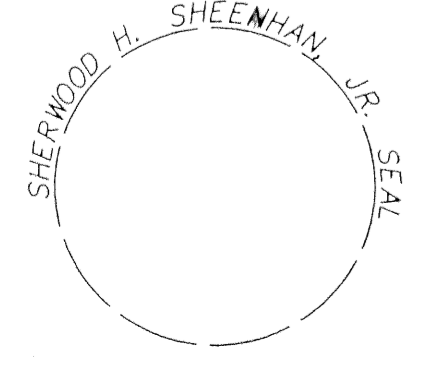
SURVEYOR'S CERTIFICATE

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, 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.

John N. Suiter
JOHN N. SUITER
SURVEYOR AND MAPPER #1314

SURVEYOR'S NOTES:

- " " DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- THIS INSTRUMENT WAS PREPARED BY JOHN N. SUITER IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC. 2601 NORTH FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES
- THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) IS ASSUMED TO BEAR S 87°00'20" W.
- NO BUILDINGS SHALL BE PLACED ON ANY EASEMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO TREES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS WITHOUT PRIOR APPROVAL FROM THE CITY OF DELRAY BEACH UTILITIES DEPARTMENT.



O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUITER
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY FEBRUARY 1998	SCALE 1" = 30'
FIELD BOOK D188	PAGE NO. 60
ORDER NO. 84-304db"PL"	