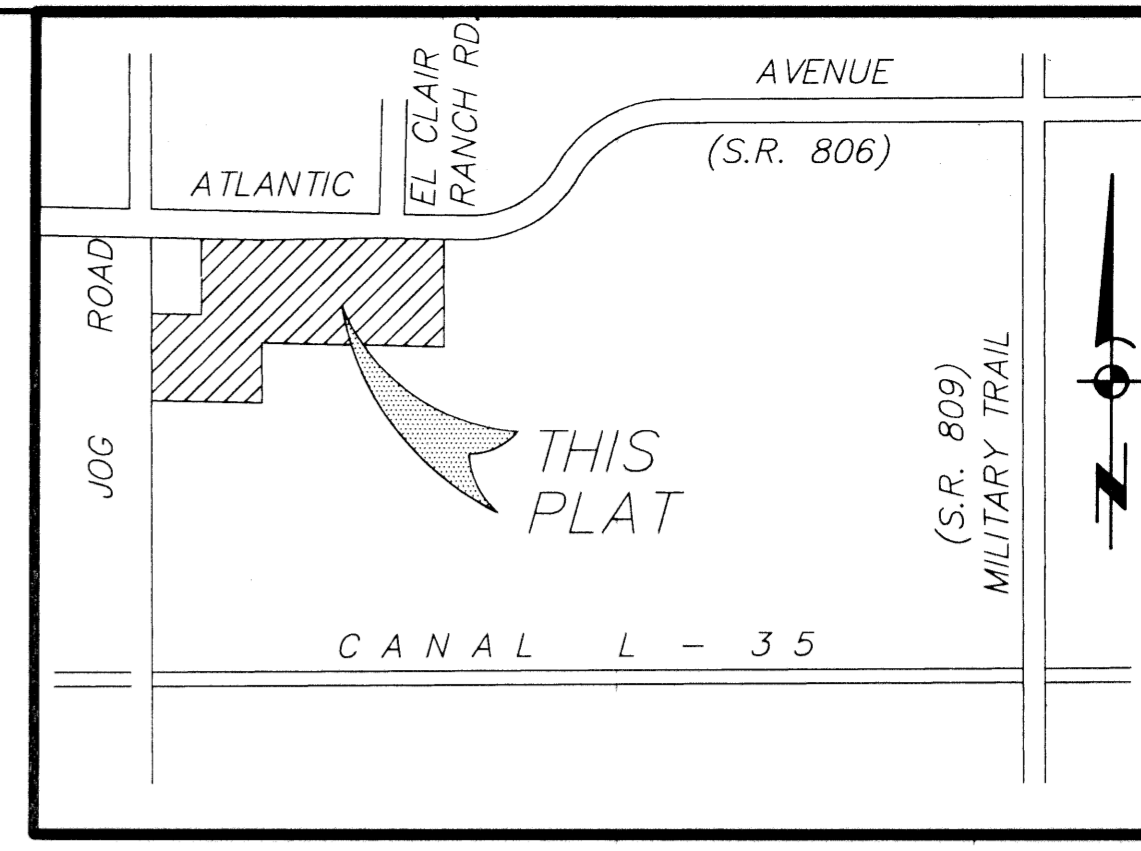


ATLANTIC SQUARE

5000-006

BEING A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 22 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



144

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:54 A.M.
THIS 26 DAY OF March
A.D. 1999 AND ONLY RECORDED
IN PLAT BOOK 84 ON
PAGES 144 AND 146

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: Dawn Martin
DEPUTY CLERK

SHEET 1 OF 3

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that West Delray Realty, Inc., a Florida corporation and Portalegre, Inc., a Florida corporation Owners of the land shown hereon as ATLANTIC SQUARE, BEING A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, being more particularly described as follows:

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 22; THENCE N 89° 15' 41" E, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 336.17 FEET; THENCE S 02° 10' 09" E, 97.03 FEET TO AN INTERSECTION WITH A LINE 97.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89° 15' 41" E, ALONG SAID PARALLEL LINE, 335.91 FEET; THENCE N 87° 18' 23" E, 672.39 FEET; THENCE N 02° 08' 19" W, 0.80 FEET TO AN INTERSECTION WITH A LINE 73.26 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE N 89° 15' 41" E, ALONG SAID PARALLEL LINE, 336.16 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 22; THENCE S02° 07' 40" E, ALONG SAID EAST LINE, 593.61 FEET; THENCE S 89°16' 52" W, 1008.17 FEET; THENCE S02° 09' 32" E, 333.28 FEET; THENCE S 89° 17' 28" W, 611.99 FEET TO AN INTERSECTION WITH A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 22; THENCE N 02° 10' 46" W, ALONG SAID PARALLEL LINE, 484.36 FEET; THENCE N 89° 15' 41" E, 276.07 FEET; THENCE N 02° 10' 09" W, 418.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,026,916 SQUARE FEET/23.58 ACRES, MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Water Management Tract:

Tract "D", as shown hereon, is hereby reserved for the West Delray Realty, Inc., and Portalegre, Inc., their successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said corporation, its successors and assigns, without recourse to Palm Beach County.

SUBJECT TO EXISTING LITTORAL RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 9989, PAGES 1737-1746 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

2. Drainage and Lake Maintenance Easements:

The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of West Delray Realty, Inc., and Portalegre, Inc., their successors and assigns, without recourse to Palm Beach County.

The lake maintenance easements, as shown hereon, are hereby reserved for West Delray Realty, Inc., and Portalegre, Inc., their successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements and private roads associated with said drainage system.

3. Utility Easements:

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

4. Limited Access Easements:

The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction of access rights.

5. Public Right-of-Way

Tract "F" as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

6. Access Tract:

Tract "C", as shown hereon, is hereby reserved for West Delray Realty, Inc., and Portalegre, Inc., their successors and assigns, as an access tract for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said corporation, its successors and assigns, without recourse to Palm Beach County.

7. Tracts "A", "B" and "E"

Tracts "A", "B" and "E" as shown hereon, are hereby reserved for West Delray Realty, Inc., and Portalegre, Inc., their successors and assigns, for commercial purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

8. Lift Station Easement

The lift station easement as shown hereon is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station access, construction, operation, maintenance and related purposes.

9. Sanitary Sewer and Water Distribution Easements:

The sanitary sewer and water distribution easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of sanitary sewer and water distribution systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

IN WITNESS WHEREOF, West Delray Realty, Inc. 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 13 day of March, 1998.

West Delray Realty, Inc.,
a Florida Corporation,
BY: *Johnathon Silverman*
Johnathon Silverman
President

WITNESS: *Jonathan Prather*
Jonathan Prather
PRINT
WITNESS: *Gerald W. Yule*
Gerald W. Yule
PRINT

IN WITNESS WHEREOF, Portalegre, Inc. has caused these presents to be signed by and with the authority of its Board of Directors, this 12th day of March, 1998.

Portalegre, Inc.,
a Florida Corporation,
BY: *H. Joseph Vaughn*
H. Joseph Vaughn
President

WITNESS: *Teresa B. Alvarez*
Teresa B. Alvarez
PRINT
WITNESS: *Gerald W. Yule*
Gerald W. Yule
PRINT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Johnathon Silverman, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of West Delray Realty, Inc., a 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 13 day of March, 1998.

My commission expires: 11/24/99
Lucia George
Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared H. Joseph Vaughn, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of Portalegre, Inc., a 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 12th day of March, 1998.

My commission expires: 12-16-2000
Lucia George
Notary Public

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
MARCH - 1997

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 Records Book 8567, at Page 1181 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 and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11th day of March, 1998.

Sefko, Inc.,
A Florida Corporation,
BY: *Stephen L. Perrone*
name: STEPHEN L. PERRONE
title: PRESIDENT
WITNESS: *Gerald W. Yule*
Gerald W. Yule

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Stephen L. Perrone, who is personally known to me or has produced identification, and who executed the foregoing instrument as President of Sefko, Inc., a Florida Banking 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 11th day of March, 1998.

My commission expires: 12-16-2000
Lucia George
Notary Public

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS 26 DAY OF March, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *George T. Webb, P.E.*
George T. Webb, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Laurie L. Gildan, 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 West Delray Realty, Inc. and Portalegre, Inc.; 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: January 29, 1999
Laurie L. Gildan
Laurie L. Gildan
Attorney at Law
Licensed in 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 Permanent Control Points (P.C.P.'s) AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Date: 2-9-99
David P. Lindley
David P. Lindley, L.S.
Reg. Land Surveyor #5005
State of Florida

Atlantic Square
PAGE 144
BOOK 84
SUBDIVISION
PLATTED FILE # 215A
ZONING CODE
ZIP CODE 33484
TEL. 99-06
FAX 971
PLAT NAME
Atlantic Square

