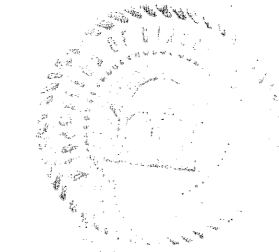


TOWN PLACE AT DELRAY

BEING A REPLAT OF LOT 11, LESS THE NORTH 50 FEET, LOTS 12, 13, AND 14, LESS THE EAST 5 FEET, BLOCK 107, MAP OF THE TOWN OF LINTON, FLORIDA, KNOWN NOW AS THE TOWN OF DELRAY, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2002
SHEET 1 OF 2



COUNTY CLERKS CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:27 PM THIS 6th DAY OF June 2002, AND DULY RECORDED IN PLAT BOOK 95, ON PAGES 23 & 24
DOROTHY H. WILKEN
CLERK OF CIRCUIT COURT
BY: *[Signature]*
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, SAVION DEVELOPERS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS, TOWN PLACE AT DELRAY, BEING A REPLAT OF LOT 11, LESS THE NORTH 50 FEET, LOTS 12, 13, AND 14, LESS THE EAST 5.00 FEET, THEREOF, BLOCK 107, MAP OF THE TOWN OF LINTON, FLORIDA, KNOWN NOW AS THE TOWN OF DELRAY AS RECORDED IN PLAT IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, LESS THE NORTH 50 FEET THEREOF AND THE NORTH 38.8 FEET OF LOT 12, LESS THE EAST 5.00 FEET, (COMPRISING THE ROAD RIGHT OF WAY), BLOCK 107, CITY OF DELRAY BEACH, LOT 13, AND SOUTH 22.4 FEET OF LOT 12, LESS THE EAST 5 FEET THEREOF, BLOCK 107, AND LOT 14, LESS THE EAST 5 FEET THEREOF, BLOCK 107, MAP OF THE TOWN OF LINTON, FLORIDA, KNOWN AS THE TOWN OF DELRAY, PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 25,363 SQUARE FEET (0.58 ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS. RIGHTS OF WAYS AND RESERVATIONS OF RECORD

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

LOTS 1 THRU 16, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.

SEWER EASEMENTS; AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER SERVICE,

GENERAL UTILITY (G.U.) EASEMENTS, AND TRACTS "A AND B," ARE 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 AND CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY

PARKING AND DRIVEWAY TRACTS; TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR TOWN PLACE AT DELRAY, INC., A PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY / PARKING TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH FLORIDA.

FLORIDA POWER & LIGHT EASEMENT; THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE, EXCLUSIVE FOR FLORIDA POWER AND LIGHT

ENCROACHMENT EASEMENTS; EASEMENTS HEREON, ARE HEREBY RESERVED FOR THE BENEFIT OF AND RESERVED FOR, TOWN PLACE AT DELRAY, INC., A PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY / PARKING TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH FLORIDA.

RECREATION TRACT; TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR TOWN PLACE AT DELRAY, INC., A PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF May, 2002

SAVION DEVELOPERS, LLC.
WITNESS: *[Signature]*
CARL E. SIEGEL
WITNESS: *[Signature]*
Susan Lapham

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED, MAYER S. ABBO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS MANAGER OF SAVION REAL ESTATE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THIS PLAT AS MANAGER OF SAID LIMITED LIABILITY COMPANY WITH DUE AND REGULAR AUTHORITY, AND THAT THIS PLAT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF May 2002
MY COMMISSION EXPIRES: MAR. 14, 2006
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS;

STATE OF FLORIDA
COUNTY OF PALM BEACH
TOWN PLACE AT DELRAY, INC. AS A PROPERTY OWNERS ASSOCIATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF May, 2002

TOWN PLACE AT DELRAY, INC
PROPERTY OWNERS ASSOCIATION
ATTEST BY: *[Signature]* MAYER S. ABBO, SECRETARY
BY: *[Signature]* ISACK MERENFELD PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ISACK MERENFELD, AND MAYER S. ABBO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FLORIDA DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF TOWN PLACE AT DELRAY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS A PROPERTY OWNERS ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 16 DAY OF May 2002
MY COMMISSION EXPIRES: MAR. 14, 2006
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
SUSAN LAPHAM
* DD 00 1903

CITY OF DELRAY BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT OF TOWN PLACE AT DELRAY, AS APPROVED ON THE 7th DAY OF May A.D. 2002, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH FLORIDA
ATTEST BY: *[Signature]* DANIEL SCHMITZ MAYOR
[Signature] CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] Paul Dorley DIRECTOR OF PLANNING & ZONING
[Signature] Paul C. Allen DIRECTOR OF ENVIRONMENTAL SERVICES
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] RANDOLPH RYAN CITY ENGINEER
[Signature] FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF TOWN PLACE AT DELRAY, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES
DATE 5/15/02
[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER, NO. 5708
STATE OF FLORIDA
O'BRIEN, SUITER, & O'BRIEN, INC.
CERTIFICATE OF AUTHORIZATION NO. 353

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY PALM BEACH
I, CARL E. SIEGEL, ESQ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SAVION DEVELOPERS, LLC.; THAT ALL CURRENT TAXES HAVE BEEN PAID AND THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD
CARL S. SIEGEL
SIEGEL, LIPMAN, DUNAY & SHEPARD, L.L.P.
DATED: 5/16/02
BY: *[Signature]*
CARL S. SIEGEL
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATION

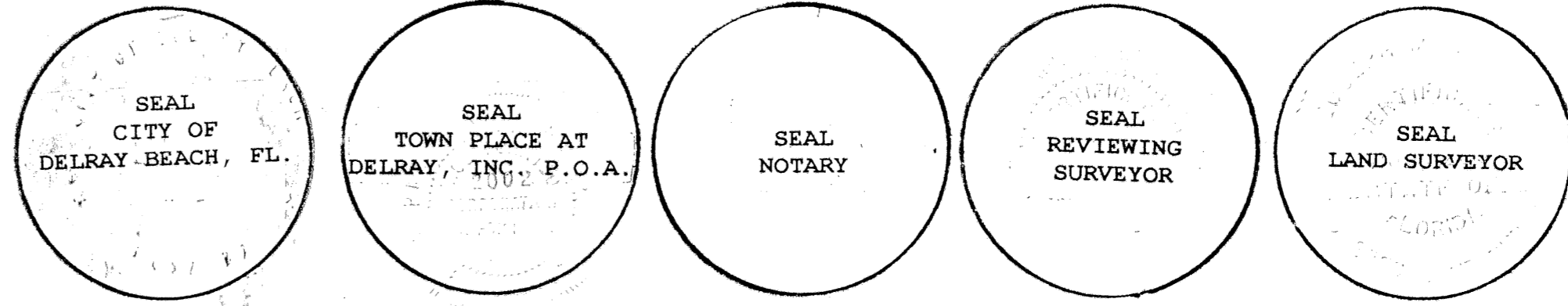
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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 THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
DATE: 5/16/02
[Signature]
JOSEPH M. TUCKER, P.L.S.
LICENSE NO. 3285
STATE OF FLORIDA

SURVEYORS NOTES;

NO BUILDING OR ANY KIND OF CONSTRUCTION, (EXCEPT CONSTRUCTION CONTEMPLATED FOR USE OF AN EASEMENT FOR THE PURPOSE FOR WHICH IT IS DEDICATED) TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF TOWN PLACE AT DELRAY, INC., AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
BEARING BASE; THE CENTERLINE OF NORTH FEDERAL HIGHWAY (NORTH BOUND), HAS THE BEARING OF N. 00 00' 00" W, AS AN ASSUMED BEARING.
THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH M. TUCKER, RLS NO. 3285
RICHARD L. SHEPARD & ASSOCIATES INC.
CORPORATION NO. 2102
219 S.E. 23 RD. AVENUE
P O BOX 759
BOYNTON BEACH, FLORIDA 33435
PHONE: (561) 737-6546
FAX: (561) 734-7546



LB 2102
Job Tucker
LAND SURVEYORS
RICHARD L. SHEPARD and Associates
219 S.E. 23RD AVENUE
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435
Phone: Boca (561) 391-4388
Boynton (561) 737-6546
FAX: (561) 734-7546

SUSAN LAPHAM
DD 00 1903