

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.

00012-059

STRAND DELRAY 20050408338

SHEET 1 OF 3 SHEETS

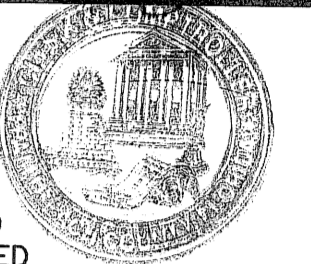
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SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

JUNE, 2005

A REPLAT OF ALL THAT PORTION OF BLOCK 86, LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH) (PB 1, PG 3, PBCR) LESS THE NORTH 25 FEET THEREOF; TOGETHER WITH ALL OF BLOCK 85 LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S 100 FOOT RIGHT-OF-WAY, LESS THE NORTH 250 FEET AND THE SOUTH 25 FEET, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH) (PB 1, PG 3, PBCR) IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This Plat was filed for record at 9:43 A.M., this 1st day of June, 2005 and duly recorded in Plat Book No. 105 on Pages 87 and 83.
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *[Signature]* DC



REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF STRAND DELRAY, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 6/15/05

BY: *[Signature]*
PAUL D. ENLOE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATION:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I, JAMES J. WHEELER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED IN THE STRAND DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREOIN; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6-13-2005

[Signature]
JAMES J. WHEELER P.A., PARTNER

CITY APPROVALS:

THIS PLAT OF STRAND DELRAY WAS APPROVED ON THE 7th DAY OF JUNE A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

ATTEST:
[Signature]
MAYOR

[Signature]
CITY CLERK - Acting

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

[Signature]
DIRECTOR OF PLANNING AND ZONING

[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature]
CITY ENGINEER

[Signature]
FIRE MARSHAL

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOIN 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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA 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 THE CITY OF DELRAY BEACH, FLORIDA.

DATED: JUNE 13, 2005

BY: *[Signature]*
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 03-0688

SURVEY NOTES:

- BEARINGS SHOWN HEREOIN ARE BASED ON THE WEST LINE OF BLOCK 86 AND THE EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY. SAID MONUMENTED LINE BEARS NORTH 08°27'37" EAST (ASSUMED)
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- D.E. - DENOTES DRAINAGE EASEMENT.
■ - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED.
P.B. - DENOTES PLAT BOOK. P.R.M. - DENOTES PERMANENT REFERENCE MARKER
ORB. - DENOTES OFFICIAL RECORDS BOOK. R - DENOTES RADIUS.
POB - DENOTES POINT OF BEGINNING. D. - DENOTES CENTRAL ANGLE
POC - DENOTES POINT OF COMMENCEMENT. L - DENOTES ARC LENGTH
U.E. - DENOTES UTILITY EASEMENT. R/W - DENOTES RIGHT-OF-WAY. P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
G.U. - DENOTES GENERAL UTILITY EASEMENT. SF - DENOTES SQUARE FEET
N.R. - DENOTES NON-RADIAL. PCP - DENOTES PERMANENT CONTROL POINT (LB#6456)
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

MORTGAGEE'S CONSENT

STATE OF Florida SS
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREOIN 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 17489, AT PAGE 587 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOIN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOIN BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF June, 2005.

WITNESS: *[Signature]* BY: COLONIAL BANK, N.A.
[Signature] BY: *[Signature]*
Linda M Kane MICHAEL P. IRVIN
PRINTED NAME Linda M Kane SENIOR VICE PRESIDENT

[Signature]
Leticia B. Morgan
PRINTED NAME Leticia B. Morgan

ACKNOWLEDGEMENT

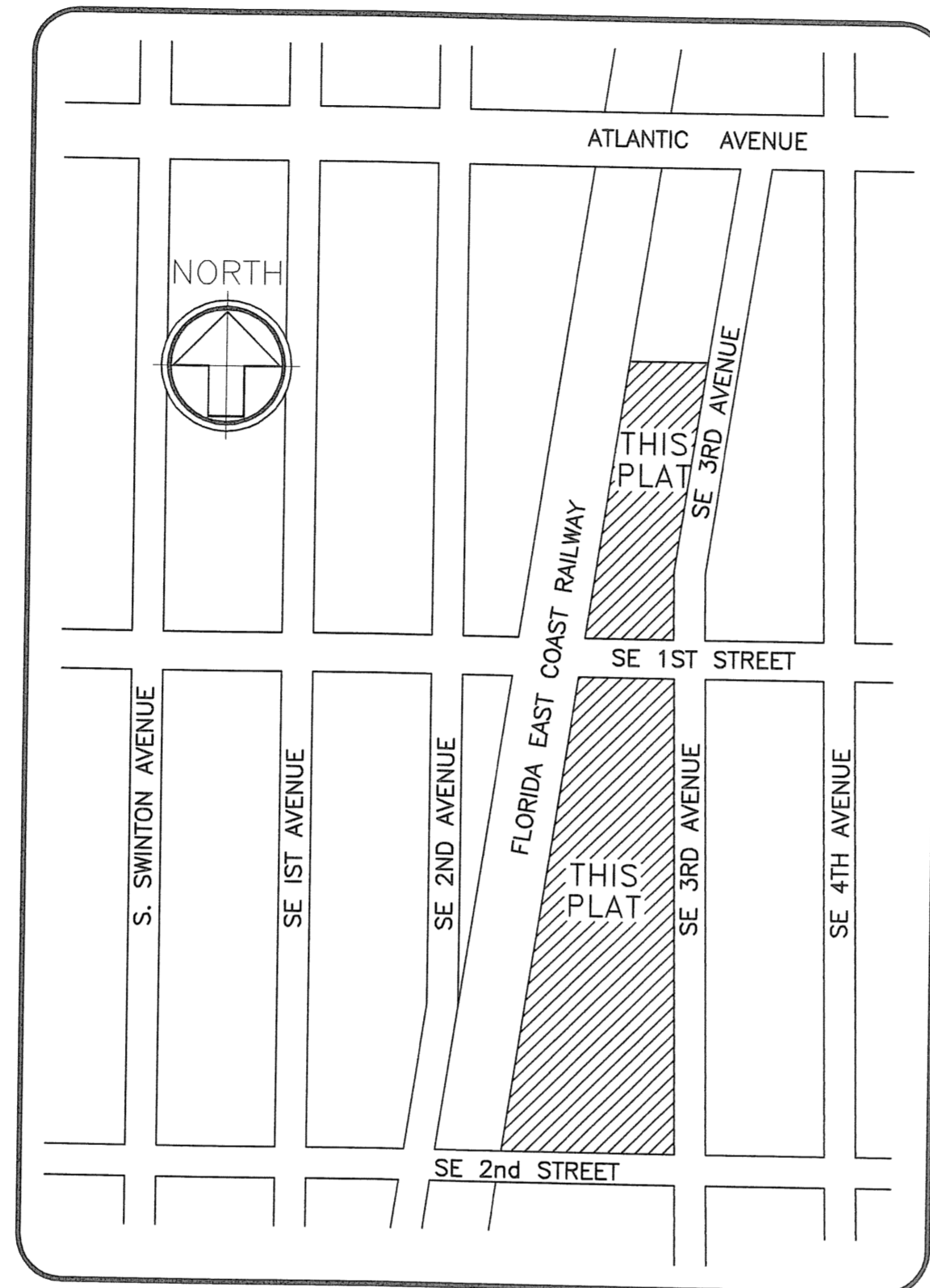
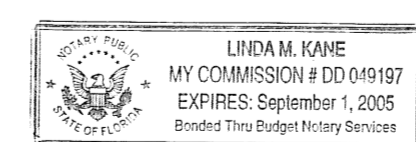
STATE OF Florida SS
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MICHAEL P. IRVIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF COLONIAL BANK, N.A., 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 13th DAY OF June, 2005.

NOTARY PUBLIC:
[Signature]
Linda M Kane
PRINTED NAME Linda M Kane

MY COMMISSION EXPIRES: 9/1/05



LOCATION MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE STRAND DELRAY, LLC., A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF BLOCK 86, LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, OF THE MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 25.00 FEET THEREOF.

TOGETHER WITH:

ALL OF BLOCK 85 LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S 100 FOOT RIGHT-OF-WAY, LESS THE NORTH 250 FEET AND THE SOUTH 25 FEET THEREOF, OF THE MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING A CALCULATED NET AREA OF 141,699 SQUARE FEET (3.25 ACRES), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREOIN AS STRAND DELRAY, AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" AND TRACT "B", AS SHOWN HEREOIN, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT "C" AND TRACT "D", THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREOIN, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

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

THE SIDEWALK EASEMENT AS SHOWN HEREOIN IS DEDICATED TO THE CITY OF DELRAY BEACH FOR SIDEWALK PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF June, 2005.

WITNESS: *[Signature]* BY: THE STRAND DELRAY, LLC
SARA DEVRIES A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
IRONWOOD DEVELOPMENT INC., A FLORIDA CORPORATION, AS SOLE MEMBER

WITNESS: *[Signature]* BY: *[Signature]*
Janet Taggart CARY D. GLICKSTEIN
PRINTED NAME Janet Taggart PRESIDENT

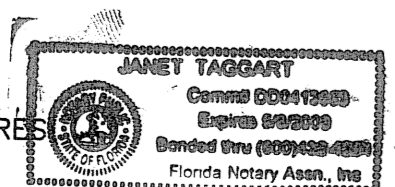
ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IRONWOOD DEVELOPMENT INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME 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 14th DAY OF June, 2005.

NOTARY PUBLIC:
[Signature]
Janet Taggart
PRINTED NAME Janet Taggart



MY COMMISSION EXPIRES: 11/1/05

IRONWOOD DEVELOPMENT INC. DEDICATION

COLONIAL BANK, N.A. MORTGAGEE'S CONSENT

ACKNOWLEDGEMENT

REVIEWING SURVEYOR

CITY OF DELRAY BEACH

SURVEYOR