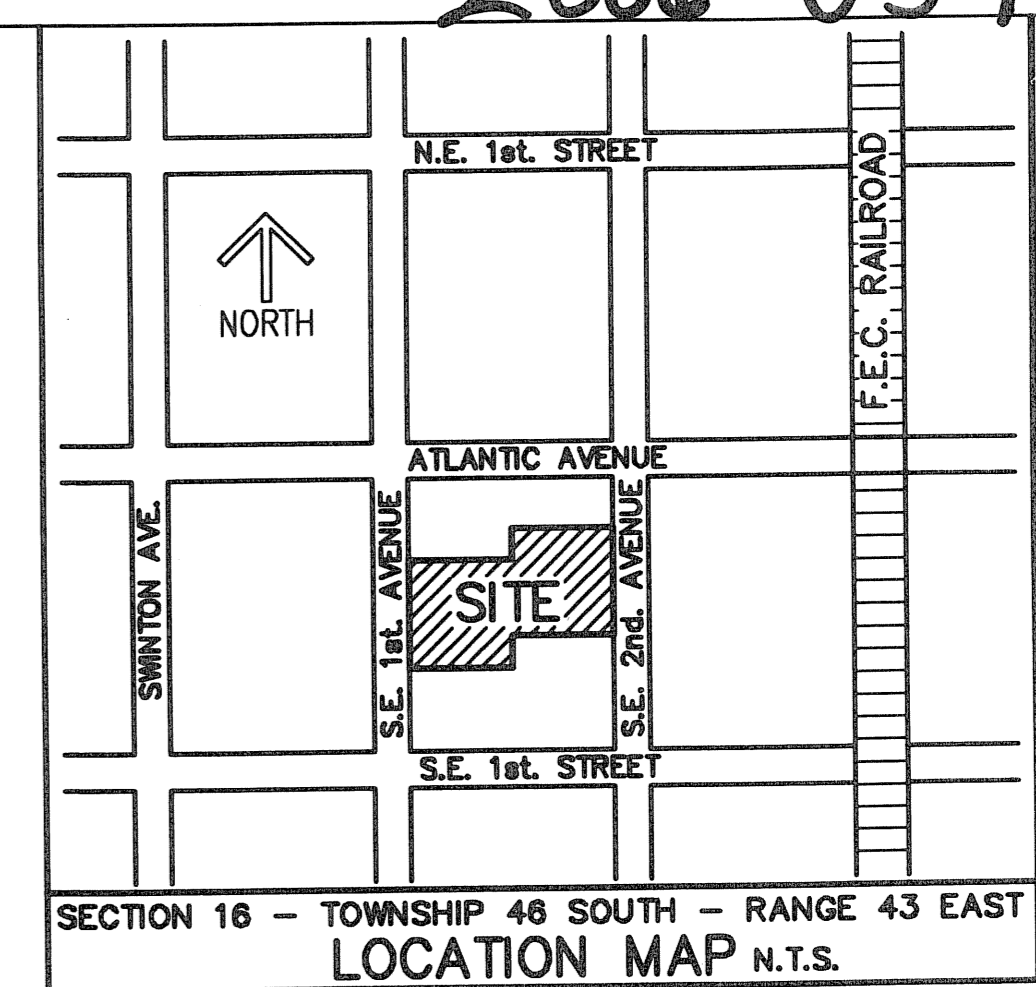


# WORTHING PLACE BLOCK 77

A REPLAT OF ALL OF LOTS 7, 8, 9, 10, 13, 14, 15 AND 16; TOGETHER WITH A PORTION OF LOTS 4, 5, 6, 11, AND THE ABANDONED 16 FOOT ALLEY RIGHT OF WAY, ALL LYING IN BLOCK 77, 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 LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
AUGUST - 2004

00012.089



131  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:08 A.M.  
THIS 20 DAY OF OCTOBER  
A.D. 2006 AND DULY RECORDED  
IN PLAT BOOK 108 ON  
PAGES 131 THRU 132  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon Bock*  
DEPUTY CLERK

TABULAR DATA		
OVERALL SITE	103,239 SQUARE FEET	2.370 ACRES
TRACT A	103,239 SQUARE FEET	2.370 ACRES

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BLOCK 77 DEVELOPMENT GROUP L.C., A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING THE SOUTH 59.84 FEET OF LOTS 4, 5, AND 6; ALL OF LOTS 7, 8, 9, AND 10; THE NORTH 50.50 FEET OF LOT 11, ALL OF LOTS 13, 14, 15 AND 16; TOGETHER WITH THAT PORTION OF 16 FOOT ALLEY RIGHT OF WAY LYING SOUTH OF AND ADJACENT TO LOTS 4, 5 AND 6; AND THAT PORTION OF THE 16 FOOT ALLEY RIGHT OF WAY LYING WEST OF AND ADJACENT TO LOTS 13, 14, 15, AND 16; ALL BEING IN BLOCK 77, 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.

CONTAINING 103,239 SQUARE FEET/2.370 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS WORTHING PLACE BLOCK 77, AND FURTHER DEDICATES AS FOLLOWS:

#### 1. TRACT A

TRACT "A" IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

#### 2. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE OWNER OF TRACT "A", ITS SUCCESSORS AND OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, IN THE EVENT THAT THE OWNERS FAIL TO MAINTAIN THE SURFACE WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DELRAY BEACH, THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE EASEMENTS AND TO MAINTAIN SUCH SURFACE WATER MANAGEMENT SYSTEM AND ALL COSTS OF SUCH MAINTENANCE SHALL BE REIMBURSED TO THE CITY OF DELRAY BEACH.

#### ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THE ACCESS EASEMENTS (A.E.) ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PERPETUAL USE OF THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS PURPOSES.

THE WATER EASEMENT SHOWN HEREON IS DEDICATED FOR THE PERPETUAL NONEXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

THE SIDEWALK EASEMENTS ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PERPETUAL USE OF THE CITY OF DELRAY BEACH FOR SIDEWALK PURPOSES.

GENERAL UTILITY EASEMENTS (G.U.E.) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE OR TELEPHONE LINES

IN WITNESS WHEREOF, THE ABOVE-NAMED BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF MANAGERS, THIS 20 DAY OF August, 2006.

WITNESS: *BARRY J. BERKOWITZ*  
PRINT NAME BARRY J. BERKOWITZ  
BY: *William E. Morris*  
WILLIAM E. MORRIS  
MANAGER  
WITNESS: *Heather Saunders*  
PRINT NAME HEATHER SAUNDERS

### ACKNOWLEDGMENT:

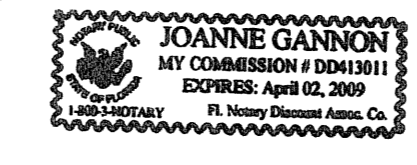
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED *William Morris* Manager of BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *William Morris* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/HIS EXECUTED SUCH INSTRUMENT AS *Manager* OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF August, 2006.

MY COMMISSION EXPIRES: 4-2-09 *JoAnne Gannon*  
NOTARY PUBLIC

COMMISSION NUMBER: DD413011 *JoAnne Gannon*  
PRINT NAME



### 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 \_\_\_\_\_ AT PAGE \_\_\_\_\_ 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 *Senior Vice President* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF August, 2006.

WITNESS: *Sandra E. DeJordy*  
NAME  
BY: *David J. Keenan*  
DAVID J. KEENAN  
SVP  
AMSOUTH BANK,  
AN ALABAMA STATE CHARTERED BANK, AS  
ADMINISTRATIVE AGENT

WITNESS: *Sandra E. DeJordy*  
NAME

### ACKNOWLEDGMENT:

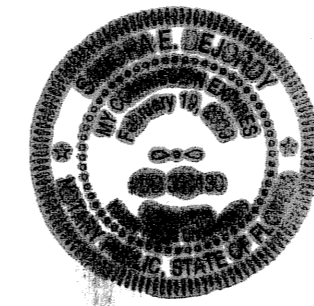
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED *David J. Keenan* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *David J. Keenan* AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Senior V.P.* OF AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK, AS ADMINISTRATIVE AGENT AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF August, 2006

MY COMMISSION EXPIRES: 2/19/2009 *Sandra E. DeJordy*  
NOTARY PUBLIC

COMMISSION NUMBER: 388130 *Sandra E. DeJordy*  
PRINT NAME



### CITY APPROVALS:

THIS PLAT OF THE WORTHING PLACE BLOCK 77 WAS APPROVED ON THE 20 DAY OF August, A.D. 2006 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

*Paul D. Engle* ATTEST: *Sharon R. Bock*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*Paul D. Engle* DIRECTOR OF PLANNING & ZONING  
*Sharon R. Bock* PLANNING & ZONING BOARD CHAIRPERSON

*Ronald H. Kujawa* CITY ENGINEER  
*John F. ...* FIRE MARSHALL

*...* DIRECTOR OF ENVIRONMENTAL SERVICES

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, BERT R. OLIVER, OF BERT R. OLIVER, P.A., 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 IN BLOCK 77 DEVELOPMENT GROUP L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW, ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBMISSION DEPICTED BY THIS PLAT.

DATED: August 24, 2006

*Bert R. Oliver*  
BERT R. OLIVER, P.A.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### REVIEWING SURVEYOR'S CERTIFICATE:

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 WORTHING PLACE BLOCK 77 AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 9/18/06

*Paul D. Engle*  
PAUL D. ENGLE, P.S.  
PROFESSIONAL SURVEYOR AND MAPPER, REG. #5708  
STATE OF 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 MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), 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.

DATE: 9/19/06

*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

