GRAMERCY SQUARE-PLAT TWO

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER (S.E. 1 /4) OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF GRAMERCY SQUARE AS RECORDED IN

PLAT BOOK 107, PAGES 5 THROUGH 9 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA. AND LYING WITHIN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

00012-096

THIS INSTRUMENT PREPARED BY WILDUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA ARCADIS GAM, INC. ENGINEERS PLANNERS SURVEYORS 2081 VISTA PARKWAY WEST PALM BEACH, FLORIDA 33411 LB7062

THIS PLAT WAS FILE FOR RECORD AT 10:48 AM AND DULY RECORDED IN PLAT BOOK 109, PAGES 171 THROUGH 173

COUNTY OF PALM BEACH

STATE OF FLORIDA

SHARON R. BOCK CLERK AND COMPTROLLER Lichelle 30 D.C.

Page N. Garage

KNOW ALL MEN BY THESE PRESENTS THAT THE GRAMERCY SQUARE, LLC. A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS GRAMERCY SQUARE-PLAT TWO, A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14. TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF GRAMERCY SQUARE AS RECORDED IN PLAT BOOK 107 PAGES 5 THROUGH 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 89"12'56"WEST, ALONG THE SOUTH LINE OF SAID SECTION 14. A DISTANCE OF 73.62 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GRAMERCY SQUARE AS RECORDED IN PLAT BOOK 107, PAGES 5 THROUGH 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY THENCE CONTINUE SOUTH 89"12'56" WEST, A DISTANCE OF 930.64 FEET TO EAST LINE OF COCONUT KEY. AS RECORDED IN PLAT BOOK 91, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY: THENCE NORTH 00°21'54 WEST ALONG SAID EAST LINE, A DISTANCE OF 692.58 FEET: THENCE NORTH 88'56'17" EAST, A DISTANCE OF 505.06 FEET TO A POINT ON THE SOUTH LINE OF DELRAY COMMONS, AS RECORDED IN PLAT BOOK 85, PAGES 183 THROUGH 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY: THENCE, SOUTH 00°22'47" EAST, A DISTANCE OF 34.00 FEET TO A POINT OF CUSP OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF SOUTH 01'03'43" EAST, THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8919'04"AND AN ARC DISTANCE OF 28.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°22'47" EAST, A DISTANCE OF 567.80 FEET: THENCE NORTH 89'37'14" EAST. A DISTANCE OF 86.93 FEET; TO THE POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF NORTH 73°57'11" EAST, THENCE CONTINUE EASTERLEY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74'44'18" AND AN ARC DISTANCE OF 26.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89"12"56" EAST, A DISTANCE OF 199.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 67.00 FEET, THENCE CONTINUE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33'07'23" AND AN ARC DISTANCE OF 38.73 FEET: TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE THE SOUTHWEST HAVING A RADIUS OF 93.00 FEET, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°27'07" AND AN ARC DISTANCE OF 54.30' FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO NORTHWEST HAVING A RADIUS OF 20.00 FEET, THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89'52'32" AND AN ARC DISTANCE OF 31.37 FEET; THENCE NORTH 89'36'58" EAST. A DISTANCE OF 29.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 809 (MILITARY TRAIL): SAID POINT BEING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 17,248.80 AND A RADIAL BEARING OF NORTH 89'36'58" EAST. THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00'21'03" AND ALONG AN ARC DISTANCE OF 105.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.49 ACRES MORE OR LESS.

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

1. TRACT "D". IS HEREBY DEDICATED TO GRAMERCY SQUARE HOMEOWNERS ASSOCIATION. INC. AS AN ACCESS TRACT AND FOR DRAINAGE AND UTILITY PURPOSES TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER FACILITIES WITHIN SAID TRACTS.

2. TRACT "L-2" IS HEREBY DEDICATED TO GRAMERCY SQUARE HOMEOWNERS ASSOCIATION. INC. AS A LAKE MANAGEMENT TRACT TO BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION WITH A DEDICATED RIGHT-OF-ACCESS TO THE SOUTH FLORIDA MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.

3. TRACT "R-3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., 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.

4. TRACTS "OS-1", "OS-10" THROUGH "OS-17" INCLUSIVE. AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. TRACT "OS-12" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 11907, PAGE 522, OFFICAL RECORDS BOOK 14043, PAGE 721 AND OFFICIAL RECORDS BOOK, 19620, PAGE 1195 AND OFFICIAL RECORDS BOOK 21149. PAGE 815 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT. TRACT "D" AND TRACT "OS-14" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 11907, PAGE 522, AND OFFICIAL RECORDS BOOK 14043. PAGE 721 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

5. ALL WATER LINE EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION. MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

6. ALL SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS. CONSTRUCTION. MAINTENANCE. AND OPERATION ACTIVITIES OF SEWER MAINS.

7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

8. GENERAL UTILITY (U.E.) EASEMENTS 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.

9. THE SIDEWALK EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

10. BUFFER EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED TO GRAMERCY SQUARE HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

	FEBRUARY,	2007
11. LOTS 53 THROUGH 71, AND LOTS 110 THROUGH 1 HEREBY RESERVED BY THE OWNER FOR PROPER PUR PURSUANT TO THE ZONING REGULATIONS OF THE CITY	POSES AS ALLOWED	
12. THE LAKE MAINTENANCE EASEMENT, AS SHOWN ON THI DEDICATED TO THE GRAMERCY SQUARE HOMEOWNERS ASS ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACIL THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTEN SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT REOF DELRAY BEACH.	SOCIATION, INC., FOR JITES LOCATED WITHIN OF PERFORMING ANY NANCE ORLIGATION OF	
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPAN PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY OF	NY HAS CAUSED THESE 2H, 2007.	
GRAMERCY SQUARE, LLC, A FLORIDA LIMITED LIABILITY COMP BY: NORTH STAR AT GRAMERCY SQUARE, LLC, A FLORIDA LIMITE MANAGER OF GRAMERCY SQUARE, LLC	PANY ED LIABILITY COMPANY	
BY: Jakes W. G. J. L. SCOTT WORLEY, MANAGER OF NORTHSTAR AT GRAMERCY SO	UARE, LLC	
WITNESS: Now / Cy		
PRINT NAME: 70 M /CEYS		
WITNESS FEMILE & WEE		
PRINT NAME: Jennifer Rexlinski		
ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH		
BEFORE ME PERSONALLY APPEARED SCOTT WORLEY, WHO IS PERSONALLY PRODUCED AS IDENTIFICATION, AND WHO EXE INSTRUMENT AS MANAGER OF NORTHSTAR AT GRAMERCY SQUARE, LLC AND STO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SICOMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT IS THE OF SAID COMPANY.	ECUTED THE FOREGOING EVERALLY ACKNOWLEDGED UCH OFFICER OF SAID MENT IS THE COMPANY IRUMENT BY DUE AND EFREE ACT AND DEED	
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF M	arch, 2007.	
NOTARY PUBLIC: Monther of Queuch	Dp501770	
PRINT NAME: Martha J. Guerich		
MY COMMISSION EXPIRES: 12/210/2009	Notary Public State of F Martha J Guerich	ļ.
ACCEPTANCE OF RESERVATIONS	My Commission DD501 Expires 12/26/2009	770
STATE OF FLORIDA COUNTY OF PALM BEACH		
GRAMERCY SQUARE HOMEOWNER'S ASSOCIATION, INC., HEREBY ACCEPTS RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND I MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED MOVE IN 1987 1997.	HERERY ACCEPTS ITS	
GRAMERCY SQUARE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT		
BY: The land of the SCOTT WORLEY PRESIDENT	_	
WITNESS: Of am / Con		
PRINT NAME: To an 16445		
WITNESS: Desogrape ==		
PRINT NAME: Jennifer Rexlinsici		
ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF PALM BEACH		
BEFORE ME PERSONALLY APPEARED SCOTT WORLEY, WHO IS ERSONALLY PRODUCED AS IDENTIFICATION, AND WHO EX INSTRUMENT AS PRESIDENT OF GRAMERCY SQUARE HOMEOWNER'S AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS BYDAY OF MALE	CECUTED THE FOREGOING SSOCIATION, INC., AND H INSTRUMENT AS SUCH TO THE FOREGOING AT IT WAS AFFIXED TO THAT SAID INSTRUMENT	
The second second control of the con		

NOTARY PUBLIC: Marther & Querier DO501770

SEAL

NOTARY FOR THE

NORTHSTAR AT

GRAMERCY SQUARE, LLC

Notary Public State of Florida Martha J Guerich

My Commission DD501770

GRAMERCY

SOUARE

HOMEOWNER'S

ASSOCIATION, INC.

Expires 12/26/2009

PRINT NAME: Martha J. Gruerich

NORTHSTAR AT

GRAMERCY SQUARE, LLC

MY COMMISSION EXPIRES: 12/26/2009

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOHN IN AND CONSENT TO THE DEDICATION

ITS MORTGAGE. WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____, AT PAGE_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS WASE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE

OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT

AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF manch, 2007

ACKNOWLEDGEMENT
STATE OF Florida
COUNTY OF PRIM Beach

BEFORE ME PERSONALLY APPEARED SUSAN TombRigi+ Ha., WHO IS PERSONALLY KNOWN TO ME AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF RBC CENTURA BANK 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 63th DAY OF MARCH . 2007

PRINT NAME: MARY V - DAVIS MY COMMISSION EXPIRES: 7-31-2008

COMMISSION NO: DD338799

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF BROWARD

NOTARY FOR

GRAMERCY SQUARE

HOMEOWNER'S

ASSOCIATION, INC.

I. KENNETH P. WURTENBERGER ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GRAMERCY SQUARE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID: 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 SUBDIVISION DEPICTED BY THIS PLAT.

ADORNO & YOSS, L.L.P. KENNETH P. WURTENBERGER DATE: March 9, 2007 APPROVALS:

"GRAMERCY SQUARE-PLAT TWO " WAS APPROVED ON THE 🍮 A.D. 2007 BY THE CITY COMMISSION OF THE CITY OF DELRAY

ENVIRONMENTAL SERVICES

DELRAY BEACH,

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 "GRAMERCY SQUARE-PLAT TWO". 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: ____ 3-15-07

CAULFIELD/& WHEELER, INC. LB 3591 DAVID P. LINDLEY PROFESSIONAL SURVEYOR AND MAPPER. REGISTRATION NUMBER 5005.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF THE SOUTHEAST ONE— QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST HAVING A BEARING OF

STATE OF FLORIDA

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

3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE 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.

4. 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

5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL

(R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

6. 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

7. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY FASEMENTS OVERLAP

8. COORDINATES SHOWN ARE GRID COORDINATES. DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000351PLAT BEARING = GRID BEARING NO ROTATION

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. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH 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.

Scal

CENTURA BANK

REVIEWING

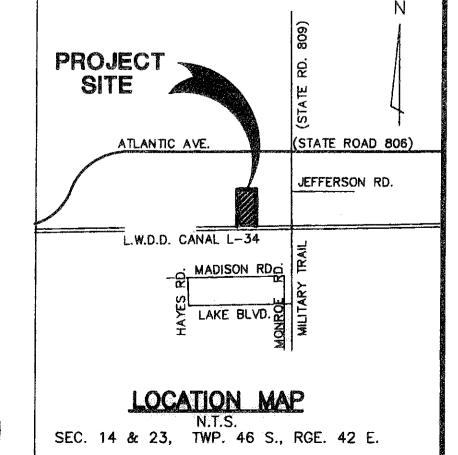
SURVEYOR

SURVEYOR

DATE: 3/15/07 WILBUR F. DIVINE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4190, STATE OF FLORIDA

NOTARY FOR RBC

CENTURA BANK



WP001036PL-2 SHEET 1 OF 3