DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LITTLE WOOD ESTATES, LLC. OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LITTLE WOOD ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE EAST ½ OF LOT 12, LESS AND EXCEPT THE EAST 160 FEET THEREOF, OF SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LESS AND EXCEPT THE WEST 33 FEET OF THE EAST 193 FEET OF THE NORTH 100 FEET OF THE EAST ½ OF LOT 12. SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, OF MAP SHOWING SUBDIVISION OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "WEST PARCEL").

CONTAINING 47,009 SQUARE FEET (1.08 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LITTLE WOOD ESTATES AND FURTHER DEDICATE AS FOLLOWS:

1. LOTS 1 THROUGH 3, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. TRACT "A" IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 3, THEIR SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID OWNERS WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

3. TRACT "B", SHOWN HEREON AS N.W. 1ST AVENUE, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

4. THE GENERAL UTILITY EASEMENTS SHOWN HEREON ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION: PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC. TELEPHONE. GAS OR OTHER PUBLIC FACILITY.

5. DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY MADE TO THE OWNERS OF LOTS 1 THROUGH 3. THEIR SUCCESSORS AND/OR ASSIGNS, FOR SITE DRAINAGE AND ARE THE MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

6. LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 3, THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF EACH OWNER, BOTH INDIVIDUALLY WITHIN EACH OWNER'S LOT AND SEVERALLY WITHIN TRACT "A" (PRIVATE ROAD) WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALL PREVIOUS PLATS OF THE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGING MEMBERS, THIS 974 DAY OF NOVEMBER 2011.

> LITTLE WOOD ESTATES, LLC A FLORIDA LIMITED LIABILTY COMPANY

BREC HOLDINGS, INC. MANAGING MEMBER OF LITTLE WOOD ESTATES, LLC

ANDREW C. BARBAR, PRESIDENT OF BREC HOLDINGS, INC.

SJS CONSULTING, LLC, MANAGING MEMBER OF LITTLE WOOD ESTATES, LLC

STEPHEN C. SMITH, MANAGING MEMBER OF SJS CONSULTING. LLC

LITTLE WOOD ESTATES

BEING A REPLAT OF A PORTION OF LOT 12, IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, OF THE MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 S, RANGE 43 E, PLAT BOOK 1 PAGE 4 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

> SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. NOVEMBER 2011 SHEET 1 OF 2

0012-142

CLERK OF CIRCUIT COURT DEPUTY CLER

STATE OF FLORIDA

SHARON R. BOCK

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:10 A.M. THIS 13 DAY OF DECEMBER

2007/AND DULY RECORDED IN PLAT BOOK NO. __//2_ON PAGES __/57_AND __/58_.

20110462559

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 00°31'23" E (GRID NORTH) ALONG THE EAST LINE OF SECTION 8. TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE

5. 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

6. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ☐ OR ● AND ARE

7. PERMANENT CONTROL POINTS ARE SHOWN THUS:

AND ARE

8. PLAT COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID DATUM: NAD 1983, 1990 ADJUSTMENT ZONE: FLORIDA EAST ZONE LINEAR UNIT: US SURVEY FEET

SCALE FACTOR: 1.0000465 PLAT BEARING = GRID BEARING (NO ROTATION)

SURVEYOR'S NOTES

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED

3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF

WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED ACCESS EASEMENT MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

STAMPED "P.R.M. L.B.#3110".

STAMPED "P.C.P. L.B.#3110".

COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE **MERCATOR PROJECTION**

ALL DISTANCES ARE GROUND GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

CITY APPROVAL

THIS PLAT OF LITTLE WOOD ESTATES IS APPROVED ON THIS DAY OF DELRAY BEACH, FLORIDA.

AND REVIEWED, ACCEPTED AND CERTIFIED BY

DIRECTOR OF PLANNING AND ZONING CITY ENGINEER

ECTOR OF ENVIRONMENTAL SERVICES

ACKNOWLEDGEMENTS

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES

TITLE CERTIFICATION

STATE OF FLORIDA

COUTY OF

PURPOSES EXPRESED THEREIN

WITNESS MY HAND AND OFFICIAL SEAL THIS

BEFORE ME PERSONALLY APPEARED CRAIG A. SMITH

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE

DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HERON DESCRIBED

ESTATES LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES

SHOWN HEREON: AND THAT THERE ARE NO ENCUMBANCES FOUND ON THIS PARCEL

THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND

MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS

DAVID LINDLEY

STATE OF FLORIDA

CAULFIELD & WHEELER, INC.

BOCA RATON, FLORIDA 33433

LICENSE BUSINESS NO. 3591

REVIEWED THIS PLAT OF LITTLE WOOD ESTATES AS REQURIED BY CHAPTER

177,081 (I), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE

REQURIEMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

STEVEN G. SCHWARTZ, ESq.

NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE

PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LITTLE WOOD

?^^^

Notary Public State of Fiorida Linda Komoniewski My Commission DD853127 Expires 03/22/2013

.....

A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF PALM BEACH

ACKNOWLEDGEMENTS

BEFORE ME PERSONALLY APPEARED ANDREW G. BARBAR WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BREC HOLDINGS, INC., A CORPORATION, MANAGING MEMBER OF LITTLE WOOD ESTATES, LLC A LIMITED LIABILITY COMPANY 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

Notary Public State of Florida Linda Komoniewski My Commission DD853127

ACKNOWLEDGEMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN C. SMITH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SJS CONSULTING, LLC, MANAGING MEMBER OF LITTLE WOOD ESTATES, LLC, A LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 THE DAY OF NOVEMBER 2017

INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

~{SEAŁ}~~~~~~

MORTGAGEE'S CONSENT

STATE OF FLORIDA) COUNTY OF PALM BEACH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 RECORD BOOK 19195, AT PAGE 316 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 - ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE

-AUTHORITY OF ITS BOARD OF DIRECTORS-THIS LOTE DAY OF Now. , A.D., 2011.

A FEDERAL SAVINGS BANK

MORTGAGEE

SURVEYORS CERTIFICATE

11-9-1

REVIEWING SURVEYOR'S STATEMENT

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 WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177; 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.

1m ROBERT D. KEENER LICENSE NO. 4846 STATE OF FLORIDA **CRAIG A SMITH & ASSOCIATES** CERTIFICATE OF AUTHORIZATION NO LB 3110

SURVEYOR AND MAPPER LICENSE NO. 5005

7301-A WEST PALMETTO PARK ROAD, SUITE 100 A

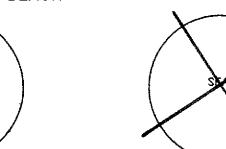
LITTLE WOOD ESTATES, LLC

BREC HOLDINGS, INC

SEAL

CITY OF DELRAY BEACH

SEAL



SEAL

SURVEYOR

REVIEWING SURVEYOR SEAL

NOTICE:

AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL 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 THIS COUNTY.

SURVEYORS STATEMENT

CHAIRPERSON, PLANNING AND ZONING BOARD

THIS INSTRUMENT WAS PREPARED BY ROBERT D. KEENER FLORIDA LICENSED SURVEYOR AND MAPPER, LICENSE NO. LS-4846 IN AND FOR THE OFFICE OF: CRAIG A. SMITH & ASSOCIATES

CONSULTING ENGINEERS-PLANNERS-SURVEYORS-GRANTS SPECIALISTS 7777 GLADES ROAD, SUITE 410 BOCA RATON, FLORIDA 33434 (561) 791-9280 CERTIFICATE NO. LB-3110

LITTLE WOOD ESTATES 11/02/11 SHEET 1 OF 2 PROJ NO 05-1298 Survey\05-1298-little wood\UPDATE-PLAT-5-11-11