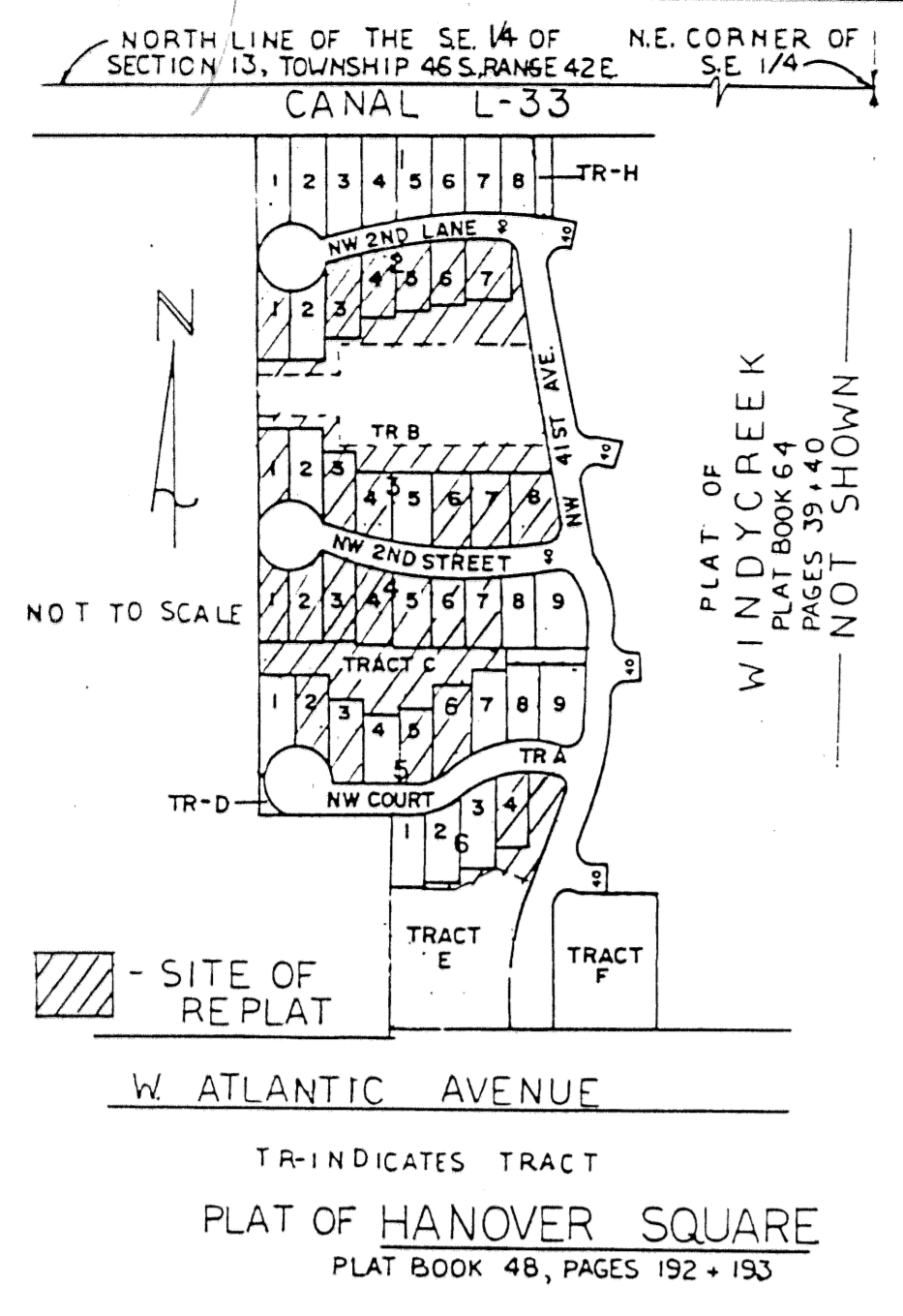


HANOVER SQUARE REPLAT

BEING A REPLAT OF LOTS 1,3,4,5,6 AND 7, BLOCK 2, LOTS 1,3,4,6,7 AND 8, BLOCK 3, LOTS 1,2,3,4,5,6 AND 7, BLOCK 4 AND LOTS 2,3,5, AND 6, BLOCK 5, LOT 4, BLOCK 6, TRACTS 'B', 'C' AND 'E', HANOVER SQUARE, A SUBDIVISION AS RECORDED IN PLAT BOOK 48, PAGES 192 AND 193, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3



LOCATION SKETCH
NOT TO SCALE

PREPARED BY: BURLISON A. GENTRY
GENTRY ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 243 DELRAY BEACH, FLORIDA

SEPTEMBER 9, 1993

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 1:28 P.M.
this 13 day of July 1995
and duly recorded in Plat Book No. 48
on page 88-90
DORRITH H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I HEREBY CERTIFY THAT ON THIS DAY
PERSONALLY APPEARED BEFORE ME,
DIANA M. DIEMER, SECRETARY AND RONALD S. DANSON, VICE PRESIDENT, WHO
ARE DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS AND THEY ACKNOWLEDGED TO ME
THE EXECUTION OF THE FOREGOING DEDICATION FOR THE PURPOSES THEREIN
EXPRESSED, AND WHO BOTH PRODUCED FLORIDA STATE DRIVERS LICENSES AS IDENTIFICATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL
THIS 3RD DAY OF JULY 1995, A.D.

[Signature]
SUSAN KAY MORGAN
NOTARY PUBLIC - (SIGNATURE)
SUSAN KAY MORGAN
NOTARY PUBLIC - (PRINT NAME)
STATE OF FLORIDA COMMISSION NO. CC 367761
MY COMMISSION EXPIRES: APRIL 26, 1998

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JAN CHEEZEM, A DULY LICENSED
ATTORNEY IN THE STATE OF FLORIDA,
DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HOMEOWNERS' DOCUMENTS,
"HANOVER SQUARE/WINDY CREEK TURNOVER OF ASSOCIATION AND AMENDMENT OF
HOMEOWNERS' DOCUMENTS", FOR THE HANOVER SQUARE HOMEOWNERS' ASSOCIATION,
INC. AND THAT I FIND SAID DECLARATION GRANTS TO THE HOMEOWNERS' ASSOCIATION
THE RIGHT TO CONVEY FEE SIMPLE TITLE OF PORTIONS OF THE COMMON AREA TO
THE UNIT OWNERS SUBJECT TO A MAJORITY VOTE OF THE RECORD OWNERS AND THAT I
HAVE RECEIVED WRITTEN VERIFICATION FROM THE RECORD OWNERS TO ALLOW THE
HOMEOWNERS' ASSOCIATION TO CONVEY PORTIONS OF THE COMMON AREAS TO THE
UNIT OWNERS AND I HAVE EXAMINED THE TITLE OF THE UNIT OWNERS AND HAVE
RECEIVED ACCEPTANCE OF THE MORTGAGE HOLDERS AND TO THE PROPOSED TRANSFER.
I HAVE FOUND THAT ALL TAXES HAVE BEEN PAID.

[Signature]
JAN CHEEZEM, ATTORNEY AT LAW

CITY APPROVALS:

THIS PLAT OF THE HANOVER SQUARE REPLAT WAS APPROVED ON THE 30th DAY
OF JUNE, A.D. 1995 BY THE CITY COMMISSION OF THE CITY
OF DELRAY BEACH, FLORIDA.

[Signature]
CITY ENGINEER
ATTEST: *[Signature]*
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature]
DIRECTOR OF PLANNING AND ZONING
[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature]
FIRE MARSHAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SKETCH AS SHOWN HEREON REPRESENTS A SURVEY MADE
UNDER MY DIRECTION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND
PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS REQUIRED BY LAW
AND THE SURVEY DATA COMPLIES WITH CHAPTER 177, AS AMENDED, FLORIDA
STATUTES.
DATED AT DELRAY BEACH, FLORIDA, THIS 3rd DAY OF JULY
1995, A.D.

[Signature]
BURLISON A. GENTRY
REGISTERED FLORIDA LAND SURVEYOR
NO. 2580

SURVEYOR'S NOTES:

1. BEARINGS ARE REFERENCED TO THE RECORDED PLAT OF HANOVER SQUARE, A SUBDIVISION AS RECORDED IN PLAT BOOK 48, PAGES 192 AND 193, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THE CITY OF DELRAY BEACH HAS RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
3. THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. BOUNDARY PLAT, EXISTING IMPROVEMENTS NOT SHOWN.
4. ALL OF BLOCKS 1, 2, 3, 4, 5 AND 6, ALL OF THE DEDICATED ROAD RIGHT-OF-WAY, NOTED AS TRACT "A" AND ALL OF THE DEDICATED EASEMENTS AND FORMER DEDICATIONS SUCH AS TRACT "G" REMAIN UNCHANGED AS DEDICATED BY THE ORIGINAL PLAT OF HANOVER SQUARE, A SUBDIVISION AS RECORDED IN PLAT BOOK 48, PAGES 192 AND 193, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE PURPOSE OF THIS REPLAT IS TO INDICATE THE AREAS CONVEYED BY THE HOMEOWNER'S ASSOCIATION BEING PORTION OF TRACTS "B", "C" AND "E", AS ALLOWED BY THE HOMEOWNER'S DOCUMENTS, AS RECORDED, AND TO INDICATE THE FINAL DIMENSIONS OF THOSE LOTS AS MODIFIED AS WELL AS THE MODIFIED COMMON AREAS.

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT
THE HANOVER SQUARE HOMEOWNERS'
ASSOCIATION, INC., REPRESENTING THE OWNERS OF THE LAND AS SHOWN
ON THIS PLAT, BEING IN THE SOUTHEAST ONE-QUARTER OF SECTION 13,
TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
DESCRIBED AS FOLLOWS:

LOT 1, LOT 3, LOT 4, LOT 5, LOT 6 AND LOT 7, BLOCK 2, LOT 1, LOT 3,
LOT 4, LOT 6, LOT 7 AND LOT 8, BLOCK 3, LOT 1, LOT 2, LOT 3, LOT 4,
LOT 5, LOT 6 AND LOT 7, BLOCK 4, LOT 2, LOT 3, LOT 5 AND LOT 6,
BLOCK 5, LOT 4, BLOCK 6, TRACTS "B", "C" AND "E", HANOVER SQUARE,
A SUBDIVISION AS RECORDED IN PLAT BOOK 48, PAGES 192 AND 193, IN
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED SAID
LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HANOVER SQUARE
REPLAT.

IN ACCORDANCE WITH THE HOMEOWNERS' ASSOCIATION DOCUMENTS, ARTICLE II,
PROPERTY RIGHTS, AS RECORDED IN OFFICIAL RECORD BOOK 6900, PAGES
1154, 1155, 1225, 1226 and 1227, ARE HEREBY CONVEYING TO THE LOT
OWNERS PORTIONS OF THE COMMON AREA, AS INDICATED ON THE REPLAT
AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO
BE SIGNED BY ITS SECRETARY AND VICE PRESIDENT AND ITS SEAL TO BE
AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
THIS 3rd DAY OF JULY 1995, A.D.

HANOVER SQUARE HOMEOWNERS' ASSOCIATION, INC.

BY: *[Signature]*
DIANA M. DIEMER, SECRETARY

BY: *[Signature]*
RONALD S. DANSON, VICE PRESIDENT

[Signature]
WITNESS TO DIANA M. DIEMER
[Signature]
WITNESS TO DIANA M. DIEMER
[Signature]
WITNESS TO RONALD S. DANSON
[Signature]
WITNESS TO RONALD S. DANSON

SUBDIVISION # Hanover Square Replat
BOOK 75 PAGE 88
FLOOD MAP #
QUAD #
SE
ZIP CODE
PUD NAME C/Delray Bch

