

TRACT "E" DELRAY PARK OF COMMERCE

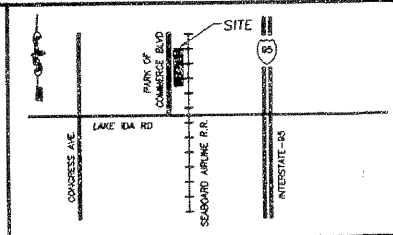
A REPLAT OF TRACT "E", DELRAY PARK OF COMMERCE,
PLAT BOOK 54, PAGES 188-190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST 1999
SHEET 1 OF 1

THIS INSTRUMENT PREPARED BY:
Manuel A. Gutierrez, P.E.

IN THE OFFICES OF:
SHEREMETA ASSOCIATES, INC.
CONSULTING ENGINEERS

land planning • engineering • surveying
101 S.E. 6th Avenue • Delray Beach, Florida 33483 • (561)276-7300



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:53 AM THIS
19th DAY OF October
1999 AND DULY RECORDED
IN PLAT BOOK No. 54
ON PAGE 31
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
KNOW ALL MEN BY THESE PRESENTS: THAT SUZANNE LONGMAN LIPP AND RUSSELL M. THOMPSON, AS TRUSTEES OF THE SUZANNE LONGMAN LIPP IRREVOCABLE TRUST II, ARE OWNERS OF THE LAND SHOWN ON THIS PLAT BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS TRACT "E", DELRAY PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, AT PAGES 188 - 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "TRACT 'E' DELRAY PARK OF COMMERCE" AND FURTHER DEDICATES AS FOLLOWS:

LOT 1 AND LOT 2 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.
INGRESS AND EGRESS EASEMENT, SHOWN HEREON, IS HEREBY GRANTED TO LOT 1 FOR INGRESS AND EGRESS. RIGHT OF ACCESS IS HEREBY GRANTED TO THE CITY OF DELRAY BEACH FOR EMERGENCY PURPOSES.
ACCESS EASEMENT, SHOWN HEREON, IS HEREBY GRANTED TO ADJACENT PROPERTY OWNERS FOR INGRESS AND EGRESS. RIGHT OF ACCESS IS HEREBY GRANTED TO THE CITY OF DELRAY BEACH FOR EMERGENCY PURPOSES.
DRAINAGE EASEMENT, SHOWN HEREON, IS HEREBY GRANTED TO LOT 1 FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
WATER AND SEWER EASEMENTS, SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF DELRAY BEACH FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER UTILITIES.

IN WITNESS WHEREOF, SUZANNE LONGMAN LIPP IRREVOCABLE TRUST II, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEES AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF SAID TRUST THIS 10th DAY OF September 1999

SUZANNE LONGMAN LIPP IRREVOCABLE TRUST II
BY: Suzanne Longman Lipp (PRINTED NAME)
SUZANNE LONGMAN LIPP, TRUSTEE
WITNESS: Maisha K. Dollo (PRINTED NAME)
Maisha K. Dollo
WITNESS: Patricia S. Lemay (PRINTED NAME)
Patricia S. Lemay
BY: Russell M. Thompson (PRINTED NAME)
RUSSELL M. THOMPSON, TRUSTEE
WITNESS: John Colandria (PRINTED NAME)
John Colandria

ACKNOWLEDGEMENT

STATE OF Florida } SS
COUNTY OF Broward }
BEFORE ME PERSONALLY APPEARED Suzanne Longman Lipp WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE SUZANNE LONGMAN LIPP IRREVOCABLE TRUST II, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS TRUSTEE OF SAID IRREVOCABLE TRUST, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID TRUST AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR TRUST AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF SEPT 1999.
NOTARY PUBLIC Claudette Walker MY COMMISSION EXPIRES: May 18, 2005

ACKNOWLEDGEMENT

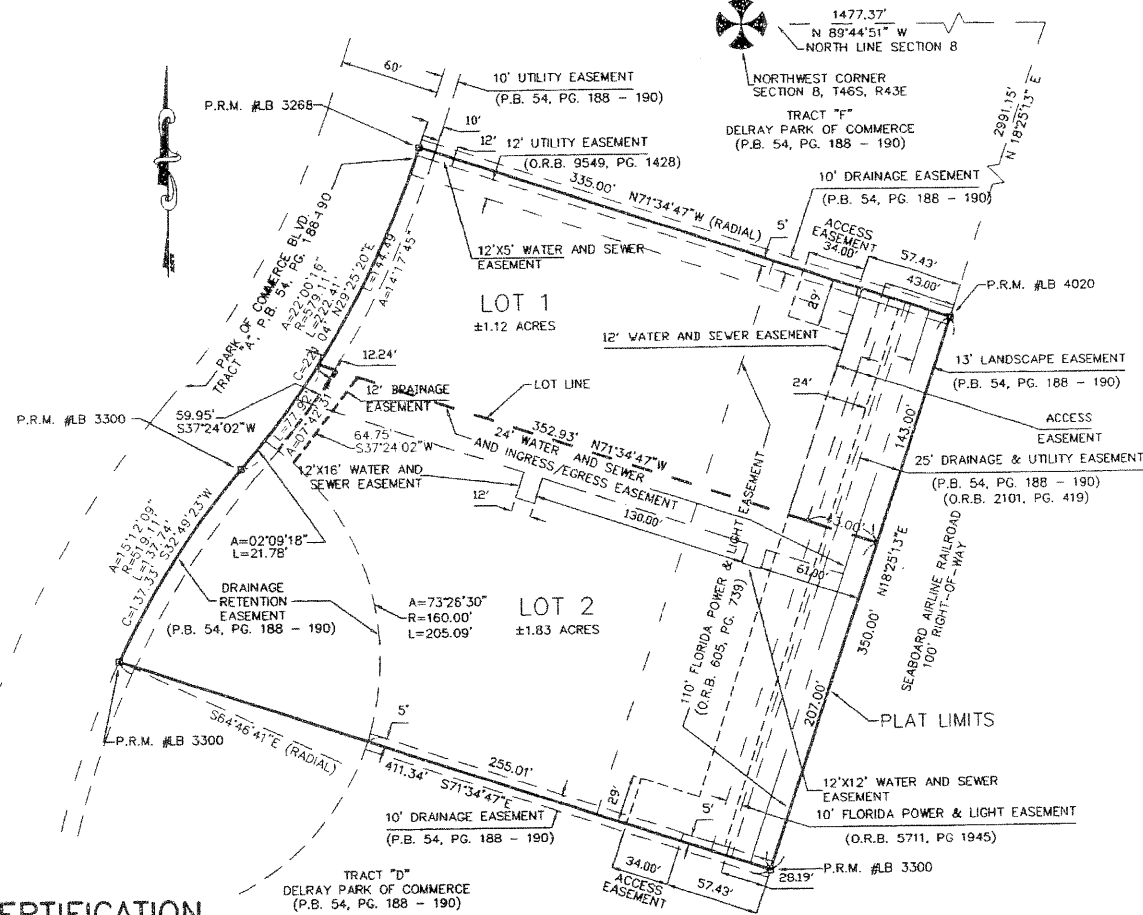
STATE OF Missouri } SS
COUNTY OF St. Genevieve }
BEFORE ME PERSONALLY APPEARED Suzanne Longman Lipp WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE SUZANNE LONGMAN LIPP IRREVOCABLE TRUST II, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS TRUSTEE OF SAID IRREVOCABLE TRUST, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID TRUST AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR TRUST AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF September 1999.
NOTARY PUBLIC Barbara M. Fox MY COMMISSION EXPIRES: 2/20/2000

CITY APPROVALS

THIS PLAT OF TRACT "E" DELRAY PARK OF COMMERCE WAS APPROVED ON THIS 17th DAY OF August, A.D. 1999, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
ATTEST: Oliver McHugh-Harty CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Vicente Dominguez DIRECTOR OF PLANNING & ZONING
Ronald R. Lopez CITY ENGINEER
W.C. Dello DIRECTOR OF ENVIRONMENTAL SERVICES
THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 98-20, SECTION 177.081(1), FLORIDA STATUTES.
PROFESSIONAL SURVEYOR AND MAPPER: Paul D. Gable DATE: 10/6/99
Paul D. Gable (PRINTED NAME)
P.S.M. #5708

LEGEND:
□ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
D.R.B. DENOTES OFFICIAL RECORD BOOK
P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
A = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
C = CORD LENGTH



TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
WE, ST. JOE TITLE SERVICES, INC. d/b/a SUNBELT TITLE AGENCY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY) AS OF September 9, 1999 AT 8:00 AM THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SUZANNE LONGMAN LIPP AND RUSSELL M. THOMPSON, AS TRUSTEES OF THE SUZANNE LONGMAN LIPP IRREVOCABLE TRUST II, DATED JULY 16, 1996; THAT THE CURRENT VALOREM REAL PROPERTY TAXES FOR 1999 HAVE BEEN PAID AND THAT SUCH TAXES FOR 1999 ARE NOT YET DUE AND PAYABLE; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT CREATION OF THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THIS PLAT.
BY: Della L. Pazienza DATED: SEPTEMBER 23, 1999
PRESIDENT (REGIONAL)

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW 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.
MANUEL A. GUTIERREZ, P.S.M. DATE: 9-2-99
REGISTERED SURVEYOR AND MAPPER NO. 4102
STATE OF FLORIDA
161 SE 6TH AVE
DELRAY BEACH, FL 33483

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 HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE AND SECURITY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 6570, AT PAGE 1467 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WACHOVIA BANK, N.A., SUCCESSOR BY MERGER TO 1ST UNITED BANK, AND SUBURBAN BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF September 1999.
WACHOVIA BANK, N.A.
BY: Joyce Werzer VICE PRESIDENT
WITNESS: John E. Hader (PRINTED NAME)
John E. Hader
WITNESS: John Brantley (PRINTED NAME)
J. M. Colvard

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED Joyce Werzer WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED MA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, N.A., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 24th DAY OF September 1999.
NOTARY PUBLIC Jane Rooney
MY COMMISSION EXPIRES: Feb. 19, 2001

NOTES:

1. THERE SHALL BE NO BUILDINGS OR OTHER KIND OF CONSTRUCTION PLACED UPON UTILITY OR DRAINAGE EASEMENTS. 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 UTILITY COMPANIES OCCUPYING SAME.
2. BEARING REFERENCE BASED UPON THE EASTERLY LINE OF DELRAY PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 188 - 190, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING NORTH 18°25'13" EAST.
3. 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 THIS COUNTY.

REVIEWING SURVEYOR, NOTARY, SUZANNE LONGMAN LIPP IRREVOCABLE TRUST II, NOTARY, NOTARY, SURVEYOR'S SEAL, WACHOVIA BANK, NOTARY, CITY OF DELRAY BEACH.