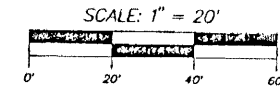


FIDELITY FEDERAL BANK - EAST DELRAY

BEING A REPLAT OF A PORTION OF BUD'S CHICKEN & SEAFOOD OF DELRAY BEACH
(PLAT BOOK 68, PAGES 94 AND 95), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43
EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

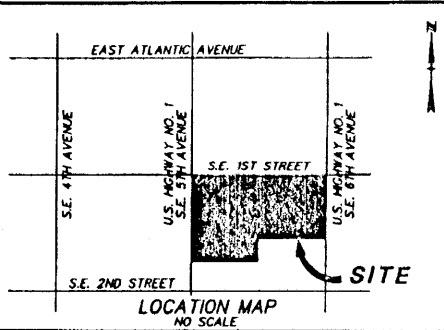
MAY 2001
SHEET 1 OF 1



40

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 4:51 PM
THIS 26 DAY OF September
2001, AND DULY RECORDED IN PLAT BOOK NO.
92 ON PAGE 40
DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY: *[Signature]*



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT FIDELITY FEDERAL BANK & TRUST, A UNITED STATES CORPORATION OWNERS OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF BUD'S CHICKEN & SEAFOOD OF DELRAY BEACH (PLAT BOOK 68, PAGES 94-95), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FIDELITY FEDERAL BANK - EAST DELRAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF BUD'S CHICKEN & SEAFOOD OF DELRAY LESS TRACT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 94 AND 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID PLAT OF BUD'S CHICKEN & SEAFOOD OF DELRAY BEACH; THENCE N0°00'00"E, A DISTANCE OF 153.70 FEET; THENCE N45°25'30"E, A DISTANCE OF 35.09 FEET; THENCE S89°09'00"E, A DISTANCE OF 221.00 FEET; THENCE S44°34'30"E, A DISTANCE OF 35.62 FEET; THENCE S0°00'00"W, A DISTANCE OF 92.46 FEET; THENCE N89°09'00"W, A DISTANCE OF 130.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 16.00 FEET; THENCE S0°00'00"W, A DISTANCE OF 61.00 FEET; THENCE N89°09'00"W, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

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

LOTS 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE GENERAL PUBLIC AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF LOT 1 ITS SUCCESSORS AND ASSIGNS.

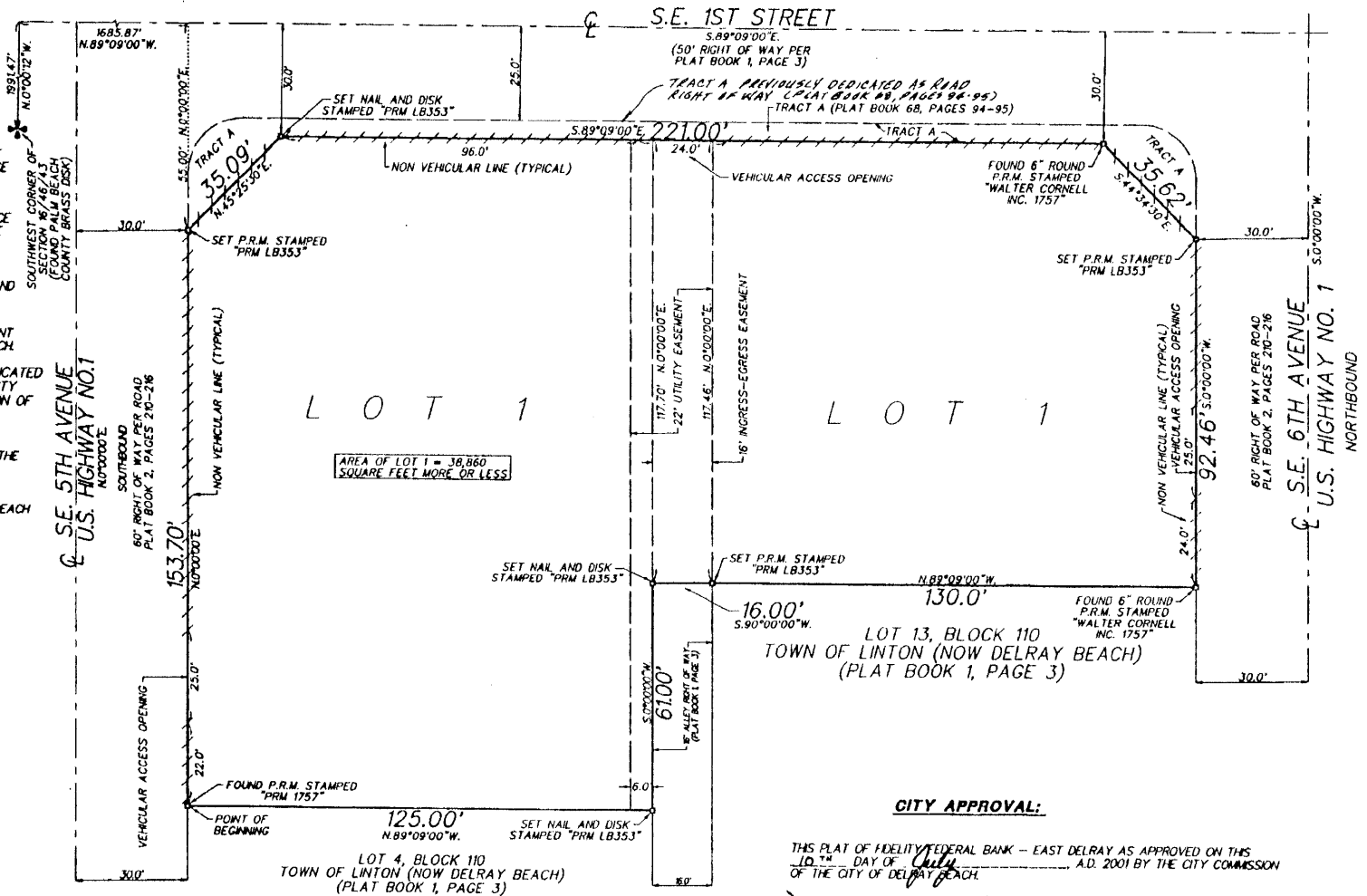
THE NON VEHICULAR ACCESS LINE IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF August, 2001

FIDELITY FEDERAL BANK & TRUST
A UNITED STATES CORPORATION
WITNESS: *[Signature]* BY: *[Signature]*
PRESIDENT
WITNESS: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Vince A. Ethilow WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIDELITY FEDERAL BANK & TRUST, A UNITED STATES CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT J.A. 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 23 DAY OF August
2001
MY COMMISSION EXPIRES: _____
[Signature]
NOTARY PUBLIC
NAME: Elizabeth M. Cook
COMMISSION NO.: C.C. 834924



NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT A, BUD'S CHICKEN & SEAFOOD OF DELRAY BEACH (PLAT BOOK 68, PAGE 94 & 95) HAVING A BEARING OF S89°09'00"E.

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.

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

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □

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.

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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

REVIEWING SURVEYOR'S STATEMENT:

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 FIDELITY FEDERAL BANK - EAST DELRAY AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 8-23-01
[Signature]
JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
WALTER CORNELL AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

CITY APPROVAL:

THIS PLAT OF FIDELITY FEDERAL BANK - EAST DELRAY AS APPROVED ON THIS 10 DAY OF July, A.D. 2001 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.
[Signature] MAYOR
[Signature] ATTEST: *[Signature]* CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] CHAIRPERSON, PLANNING AND ZONING
[Signature] FIRE MARSHAL
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

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 FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] 5-23-01
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SLITER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Christopher H. Cook, 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 TO FIDELITY FEDERAL BANK & TRUST, A UNITED STATES CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.
DATE: Aug 23, 2001
[Signature]
NAME: Christopher H. Cook
ATTORNEY STATE OF FLORIDA

