

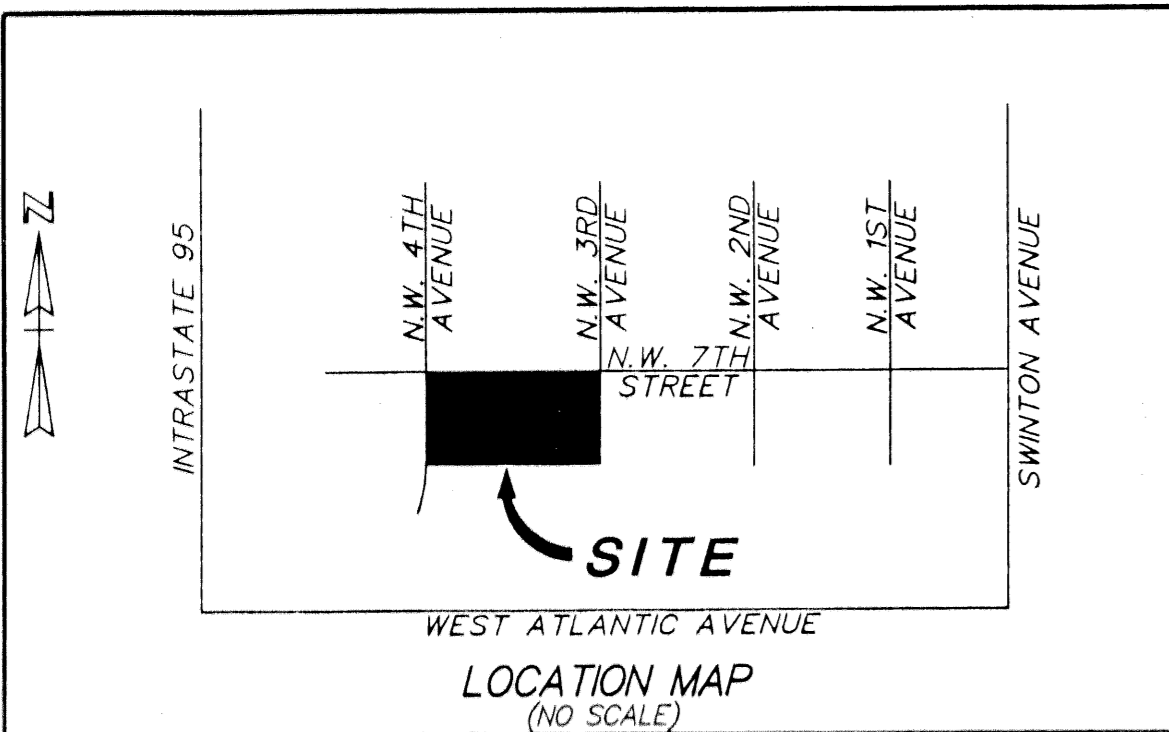
CRUZAN CORNER

BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 5, BLOCK 4-A AND A PORTION OF THE ABANDONED N.W. 3RD AVENUE ROAD RIGHT OF WAY LYING EAST OF AND ADJACENT TO SAID BLOCK 4-A, LAKE VIEW HEIGHTS, PLAT BOOK 4, PAGE 67, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MAY 2002
SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 3:51 P.M.
THIS 16th DAY OF August
2002, AND DULY RECORDED IN PLAT BOOK NO.
95 ON PAGES 196 THRU 197
DORTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY *[Signature]* D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GARY ELIPOPOULOS AND ALISON T. ELIPOPOULOS, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 5, BLOCK 4-A AND A PORTION OF THE ABANDONED N.W. 3RD AVENUE ROAD RIGHT OF WAY LYING EAST OF AND ADJACENT TO SAID BLOCK 4-A, LAKE VIEW HEIGHTS, PLAT BOOK 4, PAGE 67, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CRUZAN CORNER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 5, BLOCK 4-A AND THE WEST HALF (W1/2) HALF OF THE ABANDONED N.W. 3RD AVENUE ROAD RIGHT OF WAY LYING EAST OF AND ADJACENT TO SAID BLOCK 4-A, AS RECORDED IN PLAT BOOK 4, PAGE 67, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

LOTS 1, 2 AND 3 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE GENERAL UTILITY EASEMENT IS 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 AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF, I, GARY ELIPOPOULOS, DO HEREBY SET MY HAND AND SEAL THIS 8th DAY OF August, 2002.

[Signature]
GARY ELIPOPOULOS
WITNESS: *[Signature]*
WITNESS: *[Signature]*

IN WITNESS WHEREOF, I, ALISON T. ELIPOPOULOS, DO HEREBY SET MY HAND AND SEAL THIS 8th DAY OF August, 2002.

[Signature]
ALISON T. ELIPOPOULOS
WITNESS: *[Signature]*
WITNESS: *[Signature]*

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY ELIPOPOULOS AND ALISON T. ELIPOPOULOS WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF August, 2002.

MY COMMISSION EXPIRES:

[Notary Seal]
NOTARY PUBLIC
NAME: *[Signature]*
COMMISSION NO.:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Ernest G. Simon, 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 GARY ELIPOPOULOS AND ALISON T. ELIPOPOULOS; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8-08-02

[Signature]
ERNEST G. SIMON
ATTORNEY AT LAW

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9915 AT PAGE 1674 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 *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF August, 2002.

BANK OF AMERICA, N.A.
A CORPORATION

WITNESS: *[Signature]*
NAME: *[Signature]*
WITNESS: *[Signature]*
NAME: Matthew K. Juall

[Signature]
NAME: MARK A. PETERSON
TITLE: Senior Vice President

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED MARK PETERSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A. NATIONAL BANKING ASSOCIATION, 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 16th DAY OF August, 2002.

MY COMMISSION EXPIRES:

[Notary Seal]
NOTARY PUBLIC
NAME: BRENDA A. BARRY
COMMISSION NO.:

MORTGAGEE'S CONSENT:

STATE OF California
COUNTY OF San Joaquin

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1521108 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 2002.

WASHINGTON MUTUAL BANK, F.A.
A FEDERAL ASSOCIATION

WITNESS: *[Signature]*
NAME: Gaylene Stallworth
WITNESS: *[Signature]*
NAME: Kathryn Martinez

[Signature]
NAME: Katrina Cherry
TITLE: Vice President

ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Joaquin

BEFORE ME PERSONALLY APPEARED Katrina Cherry, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF WASHINGTON MUTUAL BANK, F.A. A FEDERAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF August, 2002.

MY COMMISSION EXPIRES:

[Notary Seal]
NOTARY PUBLIC
NAME: *[Signature]*
COMMISSION NO. 1343401
Exp 3-4-2006

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOTS 1 THROUGH 5, BLOCK 4-A HAVING A BEARING OF N90°00'00".

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 PALM BEACH COUNTY, FLORIDA.

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, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS (P.R.M.) 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

CITY APPROVAL

THIS PLAT OF CRUZAN CORNER AS APPROVED ON THE 6th DAY OF August, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
MAYOR: *[Signature]*
ATTEST: *[Signature]*
Dep. CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DIRECTOR OF PLANNING AND ZONING
[Signature]
CITY ENGINEER
[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature]
FIRE MARSHAL

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (5), F.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 CITY OF DELRAY BEACH, FLORIDA.

DATE: 8/16/02

[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER LICENSE #5708
STATE OF FLORIDA

O'BRIEN, SUTER & O'BRIEN, INC.
2601 N. FED. HWY., DELRAY BEACH, FL. 33483
CERTIFICATE OF AUTHORIZATION NO. 353

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 CRUZAN CORNER AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 8-08-02

[Signature]
JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

