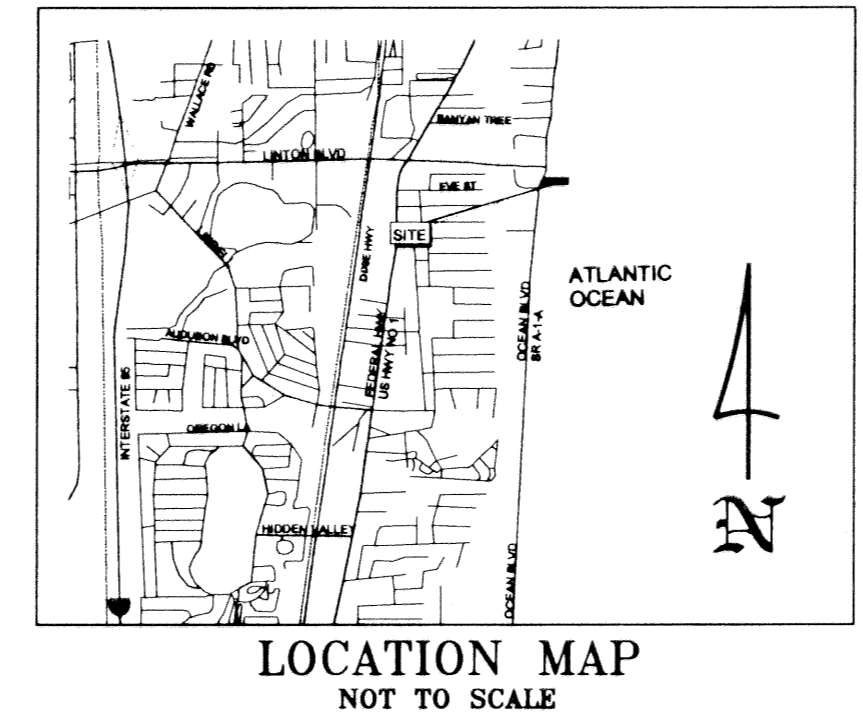


W.L.FISH & COMPANY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 105 S. Narcissus Ave., Suite 712, West Palm Beach, Florida 33401
 Phone: (561)833-5001 Fax: (561)659-6745
 L. B. No. 6216 E-mail: mappers@wlfish.com

GOODISON PARK ESTATES

BEING A PORTION OF SECTION 28,
 TOWNSHIP 46 SOUTH, RANGE 43 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

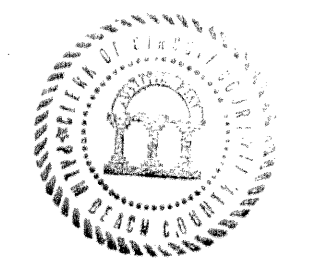
FEBRUARY 2002
 SHEET 1 OF 2



COUNTY OF PALM BEACH
 STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD
 AT 11:36 A.M. THIS 9th DAY
 OF October, 2002 AND YULY
 RECORDED IN PLAT BOOK NO. 96
 ON PAGES 66-67.

DOROTHY H. WILKEN,
 Clerk Circuit Court
 BY: *Shirley M. Saldana* D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LDJB DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PART OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING ALL THAT PART OF NORTH 120 FEET OF THE SOUTH 2420 FEET (MEASURED AT RIGHT ANGLES TO THE EAST AND WEST QUARTER SECTION LINE THROUGH SAID SECTION) OF THAT PART OF SAID SECTION WHICH LIES NORTH OF THE EAST AND WEST QUARTER SECTION LINE THROUGH SAID SECTION AND LIES EAST OF THE EASTERLY BOUNDARY LINE OF STATE ROAD A-1-A (FORMERLY STATE ROAD No. 140). THE SAID EAST AND WEST QUARTER SECTION LINE THROUGH SAID SECTION 28 IS AS ESTABLISHED BY AGREEMENT BETWEEN BESSEMER PROPERTIES, INCORPORATED, AND BASSETT W. MITCHELL AND MARY STAR MITCHELL, DATED NOVEMBER 20, 1941, RECORDED IN DEED BOOK 642, PAGE 474 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 57,689 SQUARE FEET OR 1.3244 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS GOODISON PARK ESTATES AND FURTHER DEDICATES AS FOLLOWS:

- 1) THE GENERAL UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, WATER SERVICE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2) TRACT "A", THE 30 FOOT WIDE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOODISON PARK ESTATES HOMEOWNERS ASSOCIATION, INC. AS A PRIVATE STREET FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT, SAID ACCESS TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- 3) LOTS 1, 2 AND 3 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING & ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.
- 4) THE 4' WIDE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED AS A PRIVATE ACCESS EASEMENT FOR THE GOODISON PARK ESTATES HOMEOWNERS FOR BEACH ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE GOODISON PARK ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- 5) THE 5 FOOT WIDE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOODISON PARK ESTATES HOMEOWNERS ASSOCIATION, INC. FOR COMMON MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- 5) THE NON-VEHICULAR ACCESS LINE IS CREATED FOR THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING VEHICULAR ACCESS ACROSS SAID LINE.
- 6) THE SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOODISON PARK ESTATES HOMEOWNERS ASSOCIATION, INC. FOR PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF JUNE, 2002.

WITNESS: *David H. Engel* LDJB DEVELOPMENT, L.L.C.
 (PRINT NAME) A FLORIDA LIMITED LIABILITY COMPANY
 WITNESS: *Elizabeth Ankeny* BY: *David H. Engel*
 (PRINT NAME) ELIZABETH ANKENY DAVID GOLD, MANAGING MEMBER

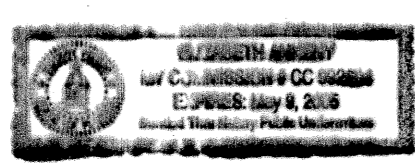
ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID GOLD, WHO IS PERSONALLY KNOW TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LDJB DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF June, 2002.

CC 992604
 MY COMMISSION EXPIRES: May 9, 2005
 ELIZABETH ANKENY
 Bonded Thru Notary Public
 UNDERWRITERS



CITY APPROVALS:

THIS PLAT OF GOODISON PARK ESTATES, AS APPROVED ON THE 4th DAY OF June, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST:
 MAYOR: *David W. Seligson*
 CITY CLERK: *Barbara Davite*

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Darby DIRECTOR OF PLANNING & ZONING
Randolph Reynolds CITY ENGINEER
William H. Adams DIRECTOR OF ENVIRONMENTAL SERVICES
James H. Tabach CHAIRPERSON, PLANNING & ZONING
 FIRE MARSHAL

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 13298 AT PAGE 553 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 (PRESIDENT) (VICE PRESIDENT) AND ITS CORPORATE SEAL TO BE AFFIXED HEREO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF JUNE, 2002.

WITNESS: *Natalie Cwick* COMERICA BANK,
 A MICHIGAN BANKING CORPORATION
 WITNESS: *Mary Alga Manes* BY: *Paul C. Privitera*, Account Officer
 PRINTED NAME - TITLE
 Paul C. Privitera, Account Officer

ACKNOWLEDGMENTS:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Paul C. Privitera WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF COMERICA BANK, A MICHIGAN BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) 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 25th DAY OF June, 2002.

MY COMMISSION EXPIRES: January 25th 2004
Mary Alga Manes
 NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, JOSE L. LORENZO, 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 LDJB DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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: 7/3/02
 JOSE L. LORENZO
 ATTORNEY AT LAW LICENSED IN FLORIDA

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 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 CITY OF DELRAY BEACH, FLORIDA.

Wayne Larry Fish
 WAYNE LARRY FISH
 PROFESSIONAL SURVEY & MAPPER
 LICENSE NO. 3238
 STATE OF FLORIDA

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEY AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF GOODISON PARK ESTATES, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

Paul D. Engle 7/3/02
 PAUL D. ENGLE
 PROFESSIONAL SURVEY & MAPPER
 LICENSE NO. 5738
 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICES OF W. L. FISH & COMPANY, INC., 105 SOUTH NARCISSUS AVE, SUITE 712, WEST PALM BEACH, FLORIDA 33401

SURVEYORS NOTES:

- 1) 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 RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 03°19'53" EAST BETWEEN PALM BEACH COUNTY MONUMENTS SWIFTLY AND DELRAY HIGHLAND, THE GRID BEARINGS NOTED ABOVE IS BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION AS PROVIDED BY THE PALM BEACH COUNTY SURVEY SECTION.
- 3) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF DELRAY BEACH, APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- 5) THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

SEAL LDJB DEVELOPMENT, L.L.C.	SEAL CITY ENGINEER	SEAL MORTGAGEE CONSENT	SEAL CITY CLERK	SEAL WAYNE LARRY FISH W. L. FISH & COMPANY, INC.	SEAL REVIEWING SURVEYOR
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