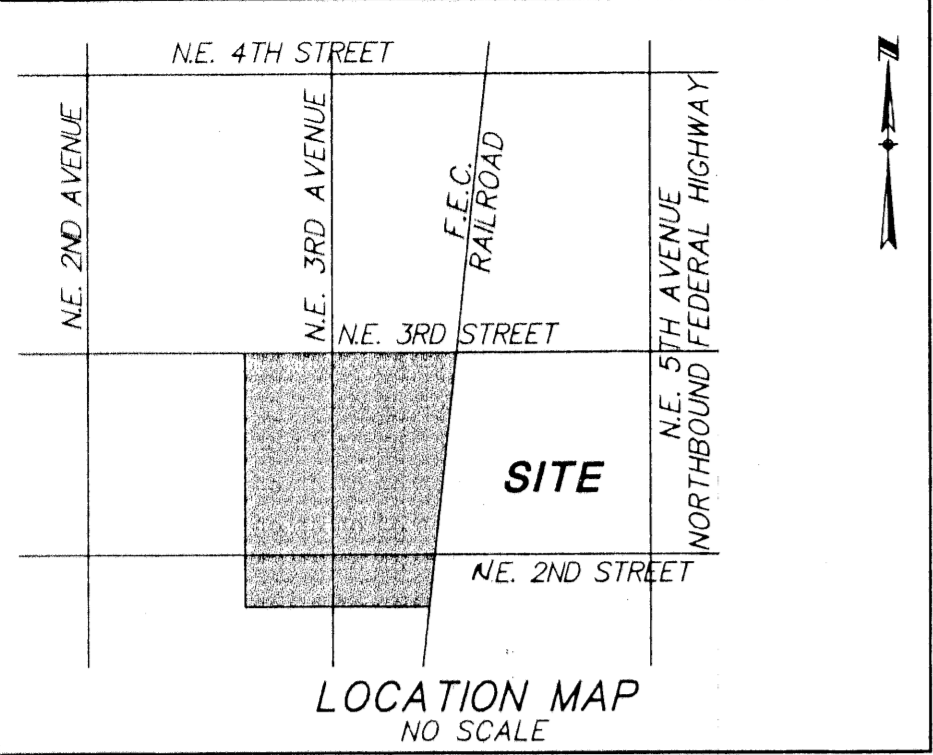


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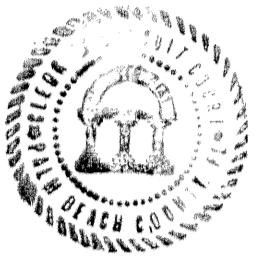
# PINEAPPLE GROVE VILLAGE

BEING A REPLAT OF A PORTION OF LOTS 13 THROUGH 24, INCLUSIVE, BLOCK 82, SUBDIVISION OF BLOCK 82 (PLAT BOOK 12, PAGE 30), LOTS 9 AND 10, BLOCK 83, AND NORTH 153 FEET OF "THOMSON PARK", TOWN OF LINTON (PLAT BOOK 1, PAGE 3) AND LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 90 (PLAT BOOK 4, PAGE 32), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

AUGUST 2002  
SHEET 1 OF 2

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 2:29 PM  
THIS 10th DAY OF January  
2002 AND DULY RECORDED IN PLAT BOOK NO.  
20-023 ON PAGE 36-37  
DORTHY H. WILKEN, CLERK OF CIRCUIT COURT  
BY *[Signature]* D.C.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PINEAPPLE GROVE VILLAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF LOTS 13 THROUGH 24, INCLUSIVE, BLOCK 82, SUBDIVISION OF BLOCK 82 (PLAT BOOK 12, PAGE 30) LOTS 9 AND 10, BLOCK 83 AND NORTH 153 FEET OF "THOMSON PARK", TOWN OF LINTON (PLAT BOOK 1, PAGE 3) AND LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 90 (PLAT BOOK 4, PAGE 32), SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "PINEAPPLE GROVE VILLAGE" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 13 THROUGH 24, INCLUSIVE, BLOCK 82, SUBDIVISION OF BLOCK 82, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LOTS 9 AND 10, BLOCK 83 AND THE NORTH 153 FEET OF THAT PARCEL SHOWN ON THE PLAT AS "THOMSON PARK", LYING OPPOSITE OF SAID LOTS 9 AND 10 OF BLOCK 83 AND ALSO BEING DESCRIBED AS THE NORTH 153 FEET OF THAT PART OF BLOCK 91 LYING WEST OF THE FLORIDA EAST COAST RAILWAY OF THE MAP OF THE TOWN OF LINTON, FLORIDA (NOW KNOWN AS THE CITY OF DELRAY BEACH, FLORIDA), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 90, DELRAY-PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PLAT BEING A REPLAT OF THAT PART OF BLOCK 90, LYING WEST OF THE FLORIDA EAST COAST RAILWAY, OF THE MAP OF THE TOWN OF LINTON (NOW CITY OF DELRAY BEACH), FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 180,969 SQUARE FEET OR 4.1545 ACRES MORE OR LESS.

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

TRACTS A, B AND C ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT D IS HEREBY DEDICATED TO THE PINEAPPLE GROVE VILLAGE, LLC FOR PARKING PURPOSES AND IS TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE GENERAL PUBLIC TO UTILIZE SAID TRACT FOR PARKING PURPOSES.

TRACTS E AND F ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS PURPOSES.

THE NON-VEHICULAR LINES SHOWN HEREON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

THE INGRESS-EGRESS EASEMENT SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PEDESTRIAN AND VEHICULAR INGRESS-EGRESS PURPOSES.

ALL SANITARY SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF SEWER MAINS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF DECEMBER, 2002.

WITNESS: *[Signature]* BY: *[Signature]*  
DAVID A. DEAN MANAGING PARTNER  
WITNESS: *[Signature]*  
Suzie Albright

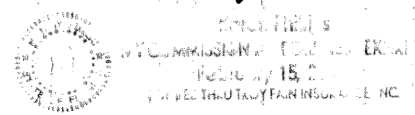
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER D. CUMMINGS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF PINEAPPLE GROVE VILLAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING PARTNER 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 10th DAY OF DECEMBER, 2002.

MY COMMISSION EXPIRES:  
FEBRUARY 15, 2006



*[Signature]*  
KAREN PHILLIPS  
NOTARY PUBLIC  
NAME: KAREN PHILLIPS  
COMMISSION NO.: DD064451

### MORTGAGEE'S CONSENT:

STATE OF Florida  
COUNTY OF Pinellas

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 1852 PAGE 281 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF DECEMBER, 2002.

WITNESS: *[Signature]* NAME: DAVID J. KERN  
*[Signature]* NAME: CHERYL A. HAMMER  
AMSOUTH BANK \* FEDERAL SAVINGS BANK AN ALABAMA STATE CHARTERED BANK  
NAME: DAVID J. KERN  
TITLE: VICE PRESIDENT

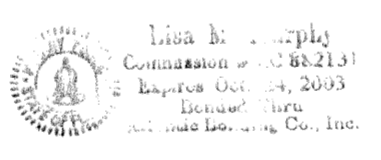
### ACKNOWLEDGMENT:

STATE OF Florida  
COUNTY OF Pinellas

BEFORE ME PERSONALLY APPEARED David J. Kern, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENTS VICE PRESIDENT OF AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK, 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 12th DAY OF December, 2002.

MY COMMISSION EXPIRES:  
10/24/03



*[Signature]*  
LISA M. MURPHY  
NOTARY PUBLIC  
NAME: Lisa M. Murphy  
COMMISSION NO.: 00082131

### 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 PINEAPPLE GROVE VILLAGE 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.

DATE: 12-20-02

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

### 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

*[Signature]* 12/19/02  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708

O'BREN, SLITER & O'BREN, INC.  
2601 NORTH FEDERAL HIGHWAY  
DELRAY BEACH, FLORIDA 33483  
CERTIFICATE OF AUTHORIZATION NO. 353

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF BLOCK 82 (PLAT BOOK 12, PAGE 30) HAVING A BEARING OF N.0°00'00"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 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'BREN, SLITER & O'BREN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:

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 EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

### CITY APPROVAL:

THIS PLAT OF PINEAPPLE GROVE VILLAGE AS APPROVED ON THE 10th DAY OF December, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]* DIRECTOR OF PLANNING AND ZONING BOARD  
*[Signature]* CHAIRPERSON, PLANNING AND ZONING BOARD  
*[Signature]* CITY ENGINEER  
*[Signature]* FIRE MARSHALL  
*[Signature]* DIRECTOR OF ENVIRONMENTAL SERVICES DEPARTMENT

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN L. SHEKMAN, 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 PINEAPPLE GROVE VILLAGE, LLC, 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.

DATE: November 18, 2002

*[Signature]*  
JOHN L. SHEKMAN  
ATTORNEY STATE OF FLORIDA

