LOTS 1, 2, 3, 4 AND 5, BLOCK A, ROYAL PALM GARDENS, PLAT NO. 3. ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 21, PAGE 57.

TOGETHER WITH: LOTS 8, 9 AND 25, BLOCK B, PLAT NO. 3, ROYAL PALM GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH: LOTS 10 AND 11, BLOCK B, PLAT NO. 3, ROYAL PALM GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH: A PORTION OF ROYAL PALM BOULEVARD LYING WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT II. BLOCK "B", ACCORDING TO THE PLAT OF PLAT No. 3 ROYAL PALM GARDENS AS RECORDED IN PLAT BOOK 21, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED

AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT II, BLOCK "B" OF SAID PLAT: THENCE SOUTH 89°21'46" WEST, (BASIS OF BEARINGS) ALONG THE SOUTH RIGHT OF WAY OF SAID ROYAL PALM BOULEVARD 553.75 FEET TO THE EAST RIGHT OF WAY OF FEDERAL HIGHWAY (STATE ROAD No. 5); THENCE NORTH 07°49'18" EAST ALONG SAID RIGHT OF WAY OF FEDERAL HIGHWAY, 50.55 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK "A" OF SAID PLAT AND THE NORTH RIGHT OF WAY OF SAID ROYAL PALM BOULEVARD; THENCE NORTH 89°21'46" EAST ALONG THE NORTH RIGHT OF WAY OF SAID ROYAL PALM BOULEVARD 546.29 FEET: THENCE DUE SOUTH 00°38'14" EAST. 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: LOT 5. EASTVIEW. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23. PAGE 44. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH: THAT PART OF LOT ONE IN SEEMILLER'S SUBDIVISION OF PART OF LOTS 36, I, 2 AND 3, OF THE SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE AMENDED PLAT OF SAID SEEMILLER'S SUBDIVISION ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY. FLORIDA, IN PLAT BOOK 9, PAGE 72, DESCRIBED AS FOLLOWS: FROM THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT ONE IN SEEMILLER'S SUBDIVISION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY I, WHICH RIGHT-OF-WAY LINE IS 50 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY AS NOW LAID OUT AND IN USE, RUN EAST ALONG THE SOUTH LINE OF SAID LOT ONE OF SEEMILLER'S SUBDIVISION A DISTANCE OF 484.15 FEET FOR A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE EAST ALONG THE SOUTH LINE OF SAID LOT ONE OF SEEMILLER'S SUBDIVISION A DISTANCE OF 340.32 FEET: THENCE RUN NORTH ON A LINE AT RIGHT ANGLES TO SAID SOUTH LINE OF SAID LOT ONE OF SEEMILLER'S SUBDIVISION A DISTANCE OF 239 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT ONE OF SEEMILLER'S SUBDIVISION; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT ONE OF SEEMILLER'S SUBDIVISION A DISTANCE OF 337.67 FEET: THENCE RUN SOUTH ON A LINE MAKING AN ANGLE FROM EAST TO SOUTH 90 DEGREES 34'22" WITH THE NORTH LINE OF SAID LOT ONE OF SEEMILLER'S SUBDIVISION A DISTANCE OF 238.89 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

BEGINNING AT A POINT ON THE WESTERN BOUNDARY OF BLOCK 3, OF ROYAL PALM GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15. PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. AND ON THE EASTERN BOUNDARY OF THE RIGHT-OF-WAY OF THE FEDERAL HIGHWAY AT A POINT 137 FEET NORTH OF THE SOUTHERN BOUNDARY OF SAID BLOCK 3, ROYAL PALM GARDENS. AS MEASURED ALONG THE EASTERN BOUNDARY OF SAID FEDERAL HIGHWAY FOR A POINT OF BEGINNING: THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERN BOUNDARY OF SAID BLOCK 3, A DISTANCE OF 137 FEET, THENCE EAST 145 FEET, THENCE NORTH TO THE POINT OF INTERSECTION WITH A LINE EXTENDING EAST FROM THE POINT OF BEGINNING AND PARALLEL TO THE SOUTHERN BOUNDARY OF BLOCK 3 OF ROYAL PALM GARDENS. THENCE WEST TO THE POINT OF BEGINNING. TOGETHER WITH:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF BLOCK THREE (3) OF ROYAL PALM GARDENS AND ON THE EAST BOUNDARY OF THE RIGHT-OF-WAY OF THE FEDERAL HIGHWAY AT A POINT 137 FEET NORTH OF THE SOUTHERN BOUNDARY OF BLOCK THREE (3) OF ROYAL PALM GARDENS. AS MEASURED ALONG THE EAST BOUNDARY OF SAID HIGHWAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF BLOCK THREE (3) AND THE EAST BOUNDARY OF FEDERAL HIGHWAY A DISTANCE OF 137 FEET: THENCE EAST 145 FEET AS A POINT OF BEGINNING; THENCE EAST ON THE SOUTHERN BOUNDARY OF BLOCK THREE (3), ROYAL PALM GARDENS, A DISTANCE OF 150 FEET; THENCE NORTH A DISTANCE OF APPROXIMATELY 137 FEET; THENCE WEST PARALLEL TO THE SOUTHERN BOUNDARY OF BLOCK THREE (3), ROYAL PALM GARDENS, AND TO THE NORTHEAST CORNER OF LANDS NOW OWNED BY E. J. NITSCHKE A DISTANCE OF 150 FEET; THENCE SOUTH TO THE POINT OF BEGINNING. AS PER PLAT OF ROYAL PALM GARDENS, PLAT BOOK 15, PAGE 44. PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. TOGETHER WITH:

LOT 18, BLOCK C, LA-HACIENDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 6. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH: A STRIP OF LAND 8 FOOT IN WIDTH LYING NORTH OF AND ADJACENT TO LOT IB. BLOCK C. LA-HACIENDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF LA-HACIENDA. AS RECORDED IN PLAT BOOK 15, PAGE 6, SAID LINE ALSO BEING THE NORTH LINE OF AN ABANDONED PLATTED ALLEY AS RECORDED IN OFFICIAL RECORDS BOOK 12279. PAGE 324 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA, ON THE SOUTH BY THE NORTH LINE OF LOT 18. BLOCK C AS SHOWN ON SAID LA-HACIENDA, SAID LINE BEING THE SOUTH LINE OF THE SAID ABANDONED 8 FOOT ALLEY, ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 18, BLOCK C. LA-HACIENDA, AND ON THE WEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 18, BLOCK C, LA-HACIENDA.

TOGETHER WITH:

TRACT B. ESTUARY II. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 93. PAGES 129 THROUGH 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 83, ESTUARY II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGES 129 THROUGH 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 89°21'46" WEST, ALONG THE SOUTH LINE OF SAID LOT 83, A DISTANCE OF 17.96 FEET; THENCE NORTH 00°38'14"

WEST, ALONG THE EAST LINE OF TRACT B, ACCORDING TO SAID ESTUARY II PLAT. A DISTANCE OF 1.00 FEET: THENCE NORTH 89°21'46" EAST. ALONG A LINE 1.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 83, A DISTANCE OF 17.42 FEET; THENCE SOUTH 28°42'42" EAST ALONG THE EAST LINE OF SAID LOT 83 ALSO BEING THE WEST LINE OF TRACT P-2 AS SHOWN ON ESTUARY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 75 THROUGH 80 OF SAID PUBLIC RECORDS, A DISTANCE OF 1.13 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "P-2" AS SHOWN ON SAID "ESTUARY" PLAT, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT I. "HARRY SEEMILLER SUBDIVISION". ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 00°47'36" WEST (BEARING BASE), ALONG THE WEST LINE OF SAID "ESTUARY" PLAT, A DISTANCE OF 239.96 FEET; THENCE SOUTH 89°21'48" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 11.97 FEET; THENCE NORTH 00°38'14" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 7.00 FEET; THENCE NORTH 89°21'46" EAST, A DISTANCE OF 18.95 FEET; THENCE SOUTH 00°47'36" EAST. ALONG A LINE PARALLEL TO AND 7.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, THE WEST LINE OF "ESTUARY" PLAT, A DISTANCE OF 239.44 FEET; THENCE SOUTH 32°46'06" EAST, A DISTANCE OF 8.86 FEET TO A POINT ON THE SOUTH LINE OF SAID "ESTUARY" PLAT: THENCE SOUTH 89°16'44" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 11.69 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF BLOCK THREE (3) OF ROYAL PALM GARDENS AND ON THE EAST BOUNDARY OF THE RIGHT-OF-WAY OF THE FEDERAL HIGHWAY AT A POINT 137 FEET NORTH OF THE SOUTHERN BOUNDARY OF BLOCK THREE (3) OF ROYAL PALM GARDENS, AS MEASURED ALONG THE EAST BOUNDARY OF SAID HIGHWAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF BLOCK THREE (3) AND THE EAST BOUNDARY OF FEDERAL HIGHWAY A DISTANCE OF 137 FEET; THENCE EAST 295 FEET AS A POINT OF BEGINNING; THENCE EAST ON THE SOUTHERLY BOUNDARY OF BLOCK THREE (3), ROYAL PALM GARDENS, A DISTANCE OF 100 FEET: THENCE NORTH A DISTANCE OF APPROXIMATELY 137 FEET; THENCE WEST PARALLEL TO THE SOUTHERN BOUNDARY OF BLOCK THREE (3), ROYAL PALM GARDENS, AND TO THE NORTHEAST CORNER OF LANDS NOW OWNED BY E. J. NITSCHKE, A DISTANCE OF 100 FEET; THENCE SOUTH TO THE POINT OF BEGINNING, AS PER PLAT OF ROYAL PALM GARDENS, PLAT BOOK 15, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID REAL PROPERTY ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT I, BLOCK A, PLAT NO. 3, ROYAL PALM GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. I) AS NOW LAID OUT AND IN USE; THENCE RUN NORTH 89°22'32" EAST (BEARING BASE), DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 225.34 FEET: THENCE SOUTH 00°38'14" EAST, A DISTANCE OF 140.91 FEET; THENCE NORTH 89°21'46" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°38'14" EAST, A DISTANCE OF 48.97 FEET; THENCE NORTH 89°21'46" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 00°38'14" EAST, A DISTANCE OF 126.82 FEET; THENCE SOUTH 45°46'34" EAST, A DISTANCE OF 11.64 FEET; THENCE NORTH 89°21'48" EAST, A DISTANCE OF 203.70 FEET; THENCE SOUTH 00°47'36" EAST, A DISTANCE OF 239.44 FEET; THENCE SOUTH 32°46'06" EAST. A DISTANCE OF 8.86 FEET; THENCE NORTH 89°16'44" EAST, A DISTANCE OF 39.61 FEET. THENCE SOUTH 07°49'18" WEST, A DISTANCE OF 152.15 FEET; THENCE SOUTH 89°16'44" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKE AVENUE NORTH, AS SHOWN ON THE PLAT OF LA HACIENDA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 07°49'18" EAST, A DISTANCE OF 152.15 FEET; THENCE SOUTH 89°16'44" WEST, A DISTANCE OF 339.73 FEET; THENCE NORTH 00°08'01" WEST. A DISTANCE OF 138.88 FEET: THENCE SOUTH 89°16'44" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°08'01" WEST. A DISTANCE OF 101.70 FEET: THENCE SOUTH 89° 21'48" WEST. A DISTANCE OF 376.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED FEDERAL HIGHWAY; THENCE NORTH 07°49'18" EAST. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 335.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 240,347.987 SQUARE FEET (5.518 ACRES) MORE OR

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS OLD PALM GROVE AND FURTHER DEDICATE AS FOLLOWS:

LOTS I THROUGH 44, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE POOL/CABANA TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION FOR RECREATIONAL PURPOSES AND IS 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.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS. CONSTRUCTION. MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS. THE WATER AND SEWER EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION.

TRACT P-I AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR PARK AND RECREATION PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY

THE GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION AND 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. THE GENERAL UTILITY EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF VEHICULAR ACCESS TO LOTS I THROUGH 14, 18, 19 AND 33 THROUGH 36 AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

# 'OLD PALM GROVE'

BEING A REPLAT OF A PORTION OF BLOCK 3, REVISED PLAT OF ROYAL PALM GARDENS, PLAT BOOK 15, PAGE 44; LOTS 8, 9, 10, 11 AND 25, BLOCK B, PLAT No. 3, ROYAL PALM GARDENS, PLAT BOOK 21, PAGE 57; LOT 5, EASTVIEW, PLAT BOOK 23, PAGE 44: A PORTION OF LOT I, CORRECTION MAP SHOWING SUBDIVISION OF PROPERTY OF HARRY SEEMILLER SITUATED

IN LOTS 36, I, 2 AND 3, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, PLAT BOOK 9, PAGE 72; LOTS I, 2, 3, 4 AND 5, BLOCK A, AND A PORTION OF ROYAL PALM BOULEVARD PLAT No. 3 ROYAL PALM GARDENS, PLAT BOOK 21, PAGE 57; LOT 18, BLOCK C, LA-HACIENDA, PLAT BOOK 15, PAGE 6: A PORTION OF LOT 83 AND TRACT 'B', ESTUARY II, PLAT BOOK 93, PAGES 129 AND 130;

SHEET I OF 5

A PORTION OF TRACT "P-2" AND A PORTION OF 6 FOOT PERIMETER SIDEWALK EASEMENT, ESTUARY, PLAT BOOK 86, PAGES 75 THROUGH 80 SECTION 9. TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA JANUARY 2003

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH

STATE OF FLORIDA

SHEET INDEX:

TO THE DEDICATION SHOWN HEREON.

THIS \_ 12 DAY OF MEY\_

BEFORE ME PERSONALLY APPEARED,

\_\_\_\_\_, 2003.

MY COMMISSION EXPIRES: \_\_\_\_\_\_\_\_\_

CC 978151

TITLE CERTIFICATION- See Note I an

WITNESS Abuicle Office

ACKNOW/EDGENENT

STATE OF FLORIDA

OF SAID ENTITY.

COMMISSION NUMBER

STATE OF FLORIDA

COUNTY OF PALM BEACH

CREATED BY THIS PLAT.

PART I, FLORIDA STATUTES.

SURVEYORS CERTIFICATE

DATE: 6-10-03

DATE: 5/3/03

COUNTY OF PALM BEACH

SHEET I = LEGAL DESCRIPTION AND NOTES

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A

JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED

IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS

13801 AT PAGES \_\_\_\_\_ OF THE PUBLIC

Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED

CITY NATIONAL BANK OF FLORIDA

Scott Mc Cleneghen

Scott Mc Cleneghen

NOTARY PUBLIC

LAND WOMEN

BROAD AND CASSEL

Richard B. Mac Farland, Partner

William D. O'Connor.

MILLER, LEGG & ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION No. LB 6680

WILLIAM D. O'CONNOR

LICENSE No. 4563

STATE OF FLORIDA

ATTORNEY'S TITLE INSURANCE

PRINTED NAME - TITLE.

JOHN D. WEAVER

LICENSE No. 3550

STATE OF FLORIDA

CAM

SENIOR VICE PRESIDENT

RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED

HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED \_\_\_\_N/24\_\_\_\_\_

AS I PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, AND SEVERALLY

AS PRESIDENT OF SAID ENTITY, AND THAT THE SEAL AFFIXED TO THE

AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ LOSTEL\_ DAY OF

AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE

Page 3 hereof

WE. ATTORNEYS' TITLE INSURANCE FLIND: TINC. A TITLE INSURANCE

CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON

COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY

DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY

TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR

IS VESTED IN NEW URBANIRFC DEVELOPERS, LLC; THAT THE CURRENT

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

REVIEWING SURVEYOR'S STATEMENT Florida Bar # 0293563

SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY

BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF OLD PALM GROVE AS

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 THAT PERMANENT CONTROL POINTS

("P.C.P.'S"). AND MONUMENTS ACCORDING TO SEC. 177.091 (9).

REQUIRED BY CHAPTER 177.081 (I), FLORIDA STATUTES, AND FINDS

THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177,

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL

Broad and Cassel, Attorneys

ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT

FOREGOING INSTRUMENT IS THE SEAL OF SAID ENTITY AND THAT IT WAS

MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK

IN WITNESS WHEREOF, CITY NATIONAL BANK OF FLORIDA, HAS

CAUSED THESE PRESENTS TO BE SIGNED BY ITS

MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY

SHEET 2 & 3 = MAP SHEETS

ESTUARY WAY, OLD PALM LANE AND EASTVIEW AVENUE SHOWN HEREON ARE ACCESS TRACTS. ALL ACCESS TRACTS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION 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 TRACTS AND THE RIGHT OF THE PUBLIC TO ACCESS AND UTILIZE SAID TRACTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND

TRACTS OS I, THROUGH OS 14 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION AS OPEN SPACE WITH THE RIGHT OF THE PUBLIC TO ACCESS AND UTILIZE TRACTS OS 3. OS 4. OS 5. OS 10. OS 12 AND OS 13 FOR PEDESTRIAN INGRESS AND EGRESS AND ARE TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION.

THE 9' SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION FOR PEDESTRIAN ACCESS AND ARE TO BE MAINTAINED BY SAID ASSOCIATION.

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

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED. IT IS THE EXPRESS INTENT OF THIS PLAT OF CLOSE. VACATE AND ABANDON FROM PUBLIC RECORD AND USE THAT PORTION OF ROADWAYS DEDICATED BY ROYAL PALM GARDENS, AS RECORDED IN PLAT BOOK 15, PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE LIMITS OF THIS PLAT.

IN WITNESS WHEREOF, NEW URBAN/RFC DEVELOPERS, LLC, 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 \_ 77.4. DAY OF \_\_\_\_, 2003.

NEW URBANIREC DEVELOPERS, LLC, VICE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT A FLORIDA CORPORATION E. Ventout pres. PRESIDENT: KEYIN E. RICKAR PRINTED: HEATHER I WORKMAN

## ACKNOWLEDGEMENT

EGRESS.

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, KEVIN KICK OF C PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED \_\_\_\_N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEW URBAN/RFC DEVELOPERS, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ENTITY 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 ENTITY.

\_\_\_\_\_\_, 2003. MY COMMISSION EXPIRES: 10/04 NOTARY PUBLIC CC 978 151 COMMISSION NUMBER CHROLDELONS ACCEPTANCE OF RESERVATIONS MY COMMISSION & CC 97815 EXPRES October 29, 2004

STATE OF FLORIDA COUNTY OF PALM BEACH

THE OLD PALM GROVE HOMEOWNERS' ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE 

OLD PALM GROVE HOMEOWNERS' ASSOCIATION 11m Hernandez PRESIDENT, OLD PALM PRINTED GARRIPLE ORTNER GROVE HOMEOWNER'S **ASSOCIATION** WITNESS Slatt MUOU

## PRINTED. Heather JWOKMAN ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

CC 978 15

'NEW LIBANIES

DEVELOPERS, LLC

CITY OF

DELRAY BEACH

BEFORE ME PERSONALLY APPEARED \_ I'M \_ Tenangez PERSONALLY KNOWN TO ME. OR WHO HAS PRODUCED \_\_\_\_\_N/A\_\_\_\_\_ AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OLD PALM GROVE HOMEOWNERS' ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ENTITY 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 ENTITY.

F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS: 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. MY COMMISSION EXPIRES: 4/29/04 CARCA SELCE MY COMMISSION & CC STRISS NOTARY PUBLIC EXPIRES: October 30, 2004

James Thru Hotely Falls Understand COMMISSION NUMBER

SURVEYOR'S SEAL

REVENDE

SINEYON'S SEAL

"OLD PALM CHOVE HONEOWNER'S **ASSOCIATION** 

DOROTHY H. WILKEN By: My Koldrick

20030387491

STATE OF FLORIDA

COUNTY OF PALM BEACH

This plat was filed for record

day of <u>Tuly</u> 2003.

 $\underline{99}$ , Pages  $\underline{3}$ , Through

at 11.06 am this 10

and duly recorded in Plat Book

000122028

I. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF ESTUARY II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 93, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTH LINE BEARING NORTH 89°22'32" EAST.

2. 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. 3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES. 4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [.] AND ARE STAMPED "MILLER LEGG & ASSOC. PRM 4563"

PLACED ON UTILITY OR DRAINAGE EASEMENTS. 6. 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

5. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION

### ABBREVIATIONS:

I. D = DELTA (CENTRAL ANGLE) 2. L = ARC LENGTH 3. R = RADIUS 4. SQ. FT. = SQUARE FEET

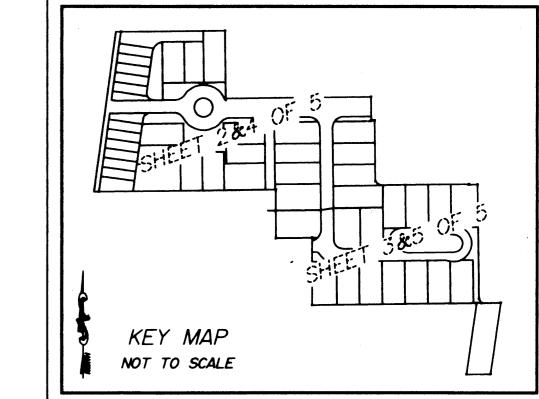
5. \\\\\\\ = NON-VEHICULAR LINE

COMPANIES OCCUPYING SAME.

\_\_\_, A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH. CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED DIRECTOR OF PLANNING AND ZONING CHAIRPERSON, PLANNING AND ZONING BOARD Kandel: CITY ENGINEER

DIRECTOR OF ENVIRONMENTAL SERVICES DIRECTOR OF PARKS AND RECREATION (ACTING)



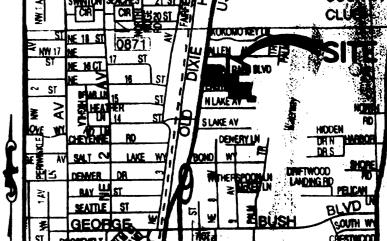
1300 Corporate Center Way

& ASSOCIATES, INC. Engineers • Planners Land Surveyors

HELLER - WEAVER AND SHEREMETA, INC. CERTIFICATE OF AUTHORIZATION No. LB 3449

> THIS INSTRUMENT WAS PREPARED BY: WILLIAM D. O'CONNOR, P.S.M.

Environmental Professionals Fax: (561)795-9408



SHEET 4 & 5 = WATER, SEWER AND DRAINAGE EASEMENTS

SECTION 9, TOWNSHIP 46 S, RANGE 43 E LOCATION MAP