SHAH | ENGINEERING DROTOS | SURVEYING & ASSOCIATES | PLANNING CERTIFICATE OF AUTHORIZATION NO. LB6456 1835 S.Perimeter Road • Suite 190 • Ft. Lauderdale, Fl. 33309 PH: 954-776-7604 • FAX: 954-776-7608 APRIL, 2003

BANKOFF PLAT

SHEET 1 OF 2 SHEETS

A REPLAT OF A PORTION OF BLOCK 148, TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA (PB I, PG 3, P.B.C.R.), TOGETHER WITH A REPLAT OF A PORTION OF LOT 29, LOWERY PARK ESTATES (PB 24, PG 156, P.B.C.R.); TOGETHER WITH A REPLAT OF THE NORTH 25 FEET OF LOT 8, ALL OF LOTS LOTS 9, 10, AND LOT II, LESS THE NORTH 3.33 FEET THEREOF, BLOCK 156, SEABREEZE PARK (PB 4, PG 31, P.B.C.R.) IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA

COUNTY OF PALM BEACH

This Plat was filed for record at $3.03 \ PM$., this 1.74 day of July, 2003 and duly recorded in Plat Book No. 99 on Pages _____ and__113__.

DOROTHY H. WILKEN, CLERK

BY: Weldick DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT BANKOFF LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BANKOFF PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 148, TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 29, LOWERY PARK ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 156 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE EAST LINE OF SAID BLOCK 148 AND THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, AS NOW LAID OUT; THENCE RUN WESTERLY WITH SAID RIGHT-OF-WAY LINE, 194.00 FEET TO A POINT; THENCE RUN NORTH WITH AN INCLUDED ANGLE OF 90'18'00". PARALLEL WITH THE AFORESAID EAST LINE, A DISTANCE OF 289.97 FEET TO A POINT: THENCE EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE, 79.00 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH AN INCLUDED ANGLE 171'55'30", 116.24 FEET TO A POINT ON THE EAST LINE OF BLOCK 148; THENCE WITH SAID EAST LINE IN A SOUTHERLY DIRECTION, 272.75 FEET TO THE POINT OF BEGINNING.

AND THE NORTH 25 FEET OF LOT 8. ALL OF LOTS 9. 10. AND 11. LESS THE NORTH 3.33 FEET THEREOF, BLOCK 156, SEABREEZE PARK, RECORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 79,303 SQUARE FEET (1.82 ACRES), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE BANKOFF, PLAT AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" AND TRACT "B", AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 36 DAY OF June ...

> BY: BANKOFF LLC A FLORIDA LIMITED LIABILITY COMPANY

> > MANAGER

WITNESS:

Thomas T. McMurrain (PRINTED NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK WALSH, WHO IS PERSONALLY KNOWN TO _ AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BANKOFF LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

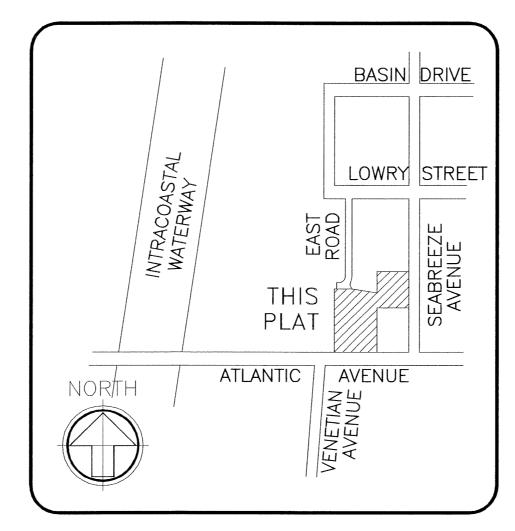
200<u>**3**</u>.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DEBORAH HOWARD MY COMMISSION # DD 046403 EXPIRES: July 31, 2005 Bonded Thru Notary Public Underwrite

MY COMMISSION EXPIRES: 7/31/2005

NOTARY PUBLIC:

_ DAY OF <u>JUNE</u>



LOCATION MAP

NOT TO SCALE

MORTGAGEE'S CONSENT STATE OF PloridA COUNTY OF Broward

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 _____, AT PAGE ____ 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 DAY OF

BY: BANK OF AMERICA, N.A. A NATIONAL ASSOCIATION PRINTED NAME: MARK A PETERSON

ACKNOWLEDGEMENT

STATE OF FloridA COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED Mark A. Peterson, who is personally known to me or has produced _____ as identification and did not take an OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL ASSOCIATION, AND 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 27th DAY OF JUNE

MY COMMISSION EXPIRES:

€> 6 <</p> #DD 221002



SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE NORTH HALF (N1/2) OF SECTION 16-46-43. SAID LINE BEARS: NORTH 89°42'04" WEST (ASSUMED).
- 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.
- 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 THE UTILITY COMPANIES OCCUPYING SAME.
- D.E. DENOTES DRAINAGE EASEMENT ■ -DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB#6456 PB -DENOTES PLAT BOOK
- ORB-DENOTES OFFICIAL RECORDS BOOK POB-DENOTES POINT OF BEGINNING POC-DENOTES POINT OF COMMENCEMENT UE -DENOTES UTILITY EASEMENT
- R/W-DENOTES RIGHT-OF-WAY GU -DENOTES GENERAL UTILITY EASEMENT NR -DENOTES NON-RADIAL
- PRM -DENOTES PERMANENT REFERENCE MARKER -DENOTES RADIUS
- -DENOTES CENTRAL ANGLE -DENOTES ARC LENGTH PBCR - DENOTES PALM BEACH COUNTY RECORDS
- SF -DENOTES SQUARE FFET PCP -DENOTES PERMANENT CONTROL POINT

(LB#6456)

THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

ACKNOWLEDGEMENT

DEDICATION

BANKOFF LLC

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF BANKOFF PLAT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

PAUL D. ENĞLE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

PICITAL CRITCHERS 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 BE VESTED IN BANKOFF 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 ALAT.

DATED: 7/02/03

PRINTED MANE RICHARD H. CRITCHFIELD

CITY APPROVALS:

THIS PLAT OF THE BANKOFF PLAT WAS APPROVED ON THE _ A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

AND RÉVIEWED. ACCEPTED AND CERTIFIED BY:

DIRECTOR OF PLANNING AND ZONING

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA 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.

REVIEWING

SURVEYOR

DATED: 07/01/03

ACKNOWLEDGEMENT

MORTGAGEE'S

CONSENT

BANK OF AMERICA, NA

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 03-0626

CITY OF DELRAY BEACH

SURVEYOR