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THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

NOVEMBER, 2003

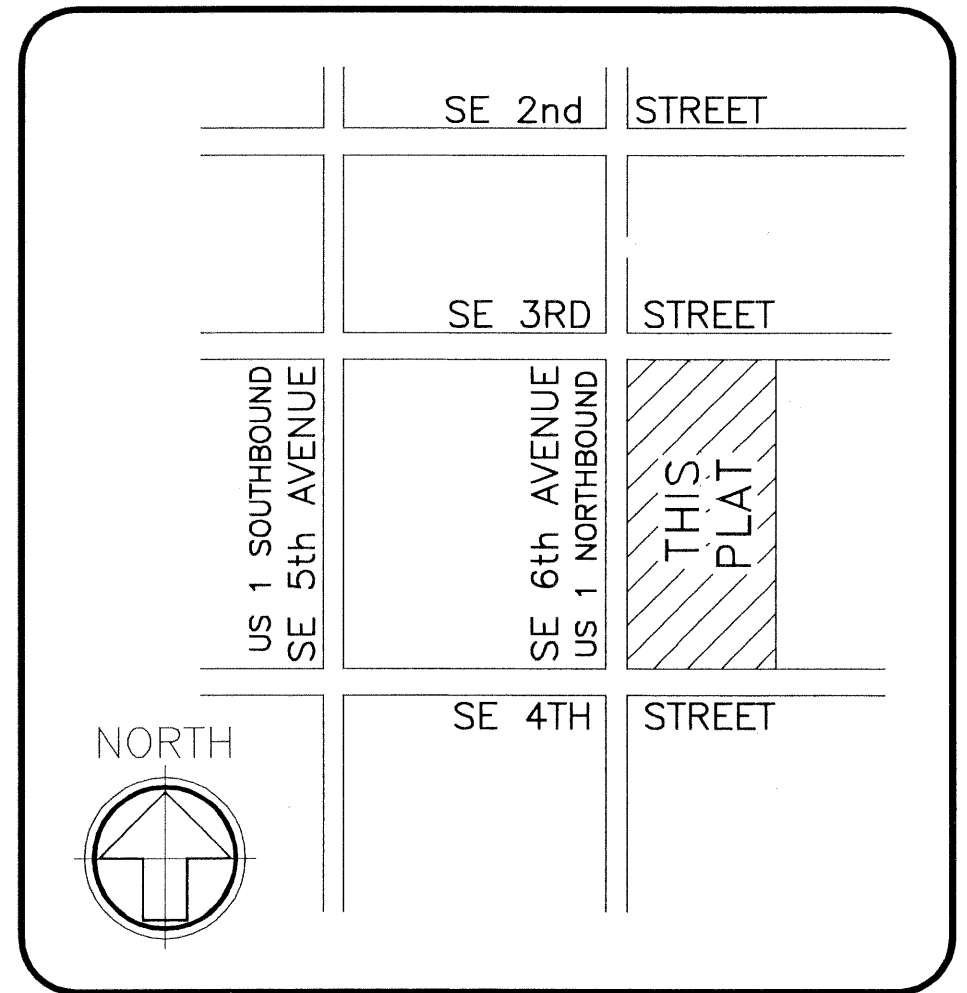
THE MERIDIAN REPLAT

A REPLAT OF THE MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 98, PAGES 92 THROUGH 93 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA
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 12:00 P.M. this 27th day of February, 2004 and duly recorded in Plat Book No. 106 on Pages 106 and 107.
DOROTHY H. WILKEN, CLERK
BY: *[Signature]*

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF NORTHBOUND US HIGHWAY NO. 1. SAID LINE BEARS: NORTH 00°00'00" EAST (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.
PRM - DENOTES PERMANENT REFERENCE MONUMENT (PRM) LB# 6456, UNLESS OTHERWISE NOTED.
P.B. - DENOTES PLAT BOOK.
ORB - DENOTES OFFICIAL RECORDS BOOK.
POB - DENOTES POINT OF BEGINNING.
POC - DENOTES POINT OF COMMENCEMENT.
U.E. - DENOTES UTILITY EASEMENT.
R/W - DENOTES RIGHT-OF-WAY.
G.U. - DENOTES GENERAL UTILITY EASEMENT.
N.R. - DENOTES NON-RADIAL.
P.R.M. - DENOTES PERMANENT REFERENCE MARKER.
R - DENOTES RADIUS.
D - DENOTES CENTRAL ANGLE.
L - DENOTES ARC LENGTH.
P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS.
SF - DENOTES SQUARE FEET.
PCP - DENOTES PERMANENT CONTROL POINT (LB#6456).



LOCATION MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MALLORY II, 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 THE MERIDIAN REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF TRACT "A", THE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 98, PAGES 92 THROUGH 93, OF THE PUBLIC RECORDS OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 1.973 ACRES (85,951 SQUARE FEET), MORE OR LESS.

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

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

GENERAL UTILITY (G.U.) EASEMENTS ARE DEDICATED 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.

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

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF January, 2004.

WITNESS: *[Signature]* BY: MALLORY II, LLC
A FLORIDA LIMITED LIABILITY COMPANY
[Signature] BY: IRONWOOD PROPERTIES INC.,
A FLORIDA CORPORATION, ITS SOLE MEMBER

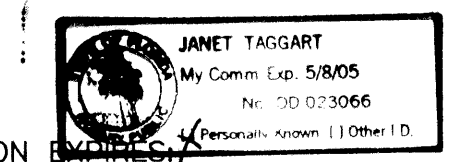
WITNESS: *[Signature]* BY: *[Signature]*
(PRINTED NAME) JANET TAGGART (PRINTED NAME) CARY D. GLICKSTEIN
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IRONWOOD PROPERTIES INC., A FLORIDA CORPORATION, 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 13 DAY OF January, 2004.



NOTARY PUBLIC:
[Signature]
PRINTED NAME: JANET TAGGART

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 15930, AT PAGE 1561 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF January, 2004.

WITNESS: BY: COLONIAL BANK, N.A.
AN ALABAMA BANKING CORPORATION
[Signature] BY: *[Signature]*
PRINTED NAME: JESSICA E. DETTMANN MICHAEL P. IRVIN
VICE PRESIDENT

[Signature]
PRINTED NAME: JEAN JOHANSON

ACKNOWLEDGEMENT

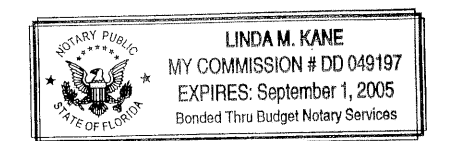
STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MICHAEL P. IRVIN, 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 COLONIAL BANK, AN ALABAMA BANKING CORPORATION, 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 9th DAY OF January, 2004.

NOTARY PUBLIC:
[Signature]
PRINTED NAME: LINDA M. KANE

MY COMMISSION EXPIRES: 9/1/2005



IRONWOOD PROPERTIES INC. DEDICATION
COLONIAL BANK MORTGAGEE'S CONSENT
ACKNOWLEDGEMENT
ACKNOWLEDGEMENT
REVIEWING SURVEYOR
CITY OF DELRAY BEACH
SURVEYOR

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 THE MERIDIAN REPLAT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 1/20/04 BY: *[Signature]*
PAUL D. ENGLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARCIA H. LANGLEY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON LLC DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED IN MALLORY II, 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.

GREENBERG TRAURIG, P.A.

DATED: 1/9/04 BY: *[Signature]*
MARCIA H. LANGLEY

CITY APPROVALS:

THIS PLAT OF THE MERIDIAN REPLAT WAS APPROVED ON THE 6th DAY OF January, A.D. 2004 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.

ATTEST: *[Signature]*
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 MARSHAL
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

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.

DATED: JANUARY 7, 2004 BY: *[Signature]*
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 01-0557