

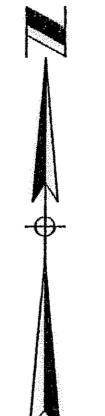
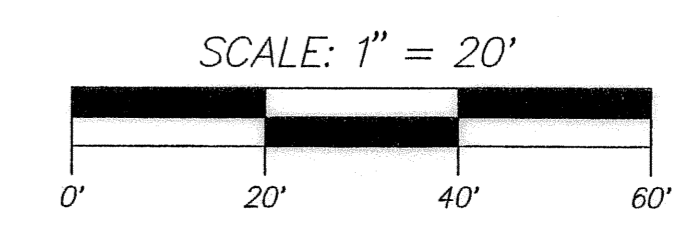
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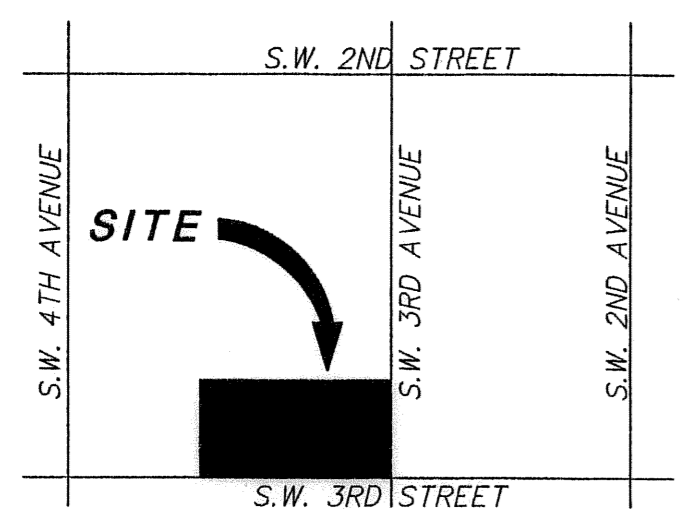
NIETO PARK

BEING A REPLAT OF THE SOUTH 106.1 FEET OF THE WEST 151.14 FEET OF THE EAST 171.14 FEET OF BLOCK 39, TOWN OF LINTON (NOW DELRAY BEACH), PLAT BOOK 1, PAGE 3, BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JANUARY 2004
SHEET 1 OF 1

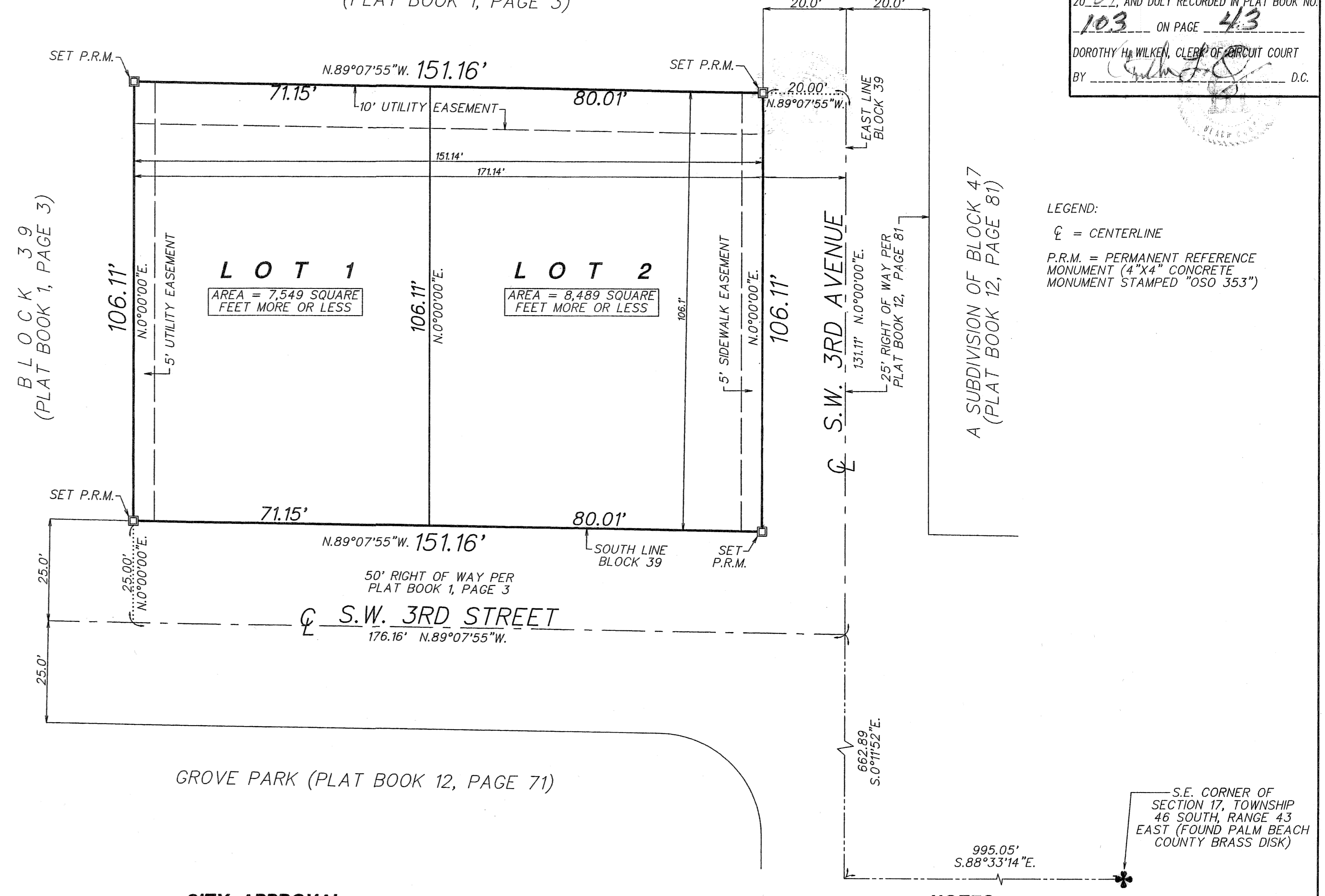


COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:31
THIS 14th DAY OF September
20 04 AND DULY RECORDED IN PLAT BOOK NO.
103 ON PAGE 43
DOROTHY H. WILKER, CLERK OF CIRCUIT COURT
BY [Signature] D.C.



LOCATION MAP
NO SCALE

BLOCK 39
(PLAT BOOK 1, PAGE 3)



LEGEND:
CL = CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "OSO 353")

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DAGO ALFONSO NIETO AND BRIDGEFIELD EMPLOYERS INSURANCE COMPANY, A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF THE SOUTH 106.1 FEET OF THE WEST 151.14 FEET OF THE EAST 171.14 FEET OF BLOCK 39, TOWN OF LINTON (NOW DELRAY BEACH) PLAT BOOK 1, PAGE 3, BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "NIETO PARK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 106.1 FEET OF THE WEST 151.14 FEET OF THE EAST 171.14 FEET OF BLOCK 39, TOWN OF DELRAY (FORMERLY LINTON), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 16,038 SQUARE FEET MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR INGRESS-EGRESS AND UTILITY PURPOSES.

THE GENERAL UTILITY EASEMENT IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, 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.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Rick Hodges, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BRIDGEFIELD EMPLOYERS INSURANCE COMPANY, A FLORIDA CORPORATION, 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 4th DAY OF August 2004.
MY COMMISSION EXPIRES: Apr 22, 2005
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. _____
Delena J. Jacobs, Notary Public
Commission #CC094664

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, DELRAY TITLE & ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DAGO ALFONSO NIETO AND BRIDGEFIELD EMPLOYERS INSURANCE COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 08-11-04
[Signature]
NAME: S.C. RIGGERS
DELRAY TITLE & ABSTRACT COMPANY

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 "NIETO PARK" 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: 8-06-04
[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, FLORIDA.

[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

CITY APPROVAL:

THIS PLAT OF "NIETO PARK" AS APPROVED ON THE 16th DAY OF July, A.D. 2004 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 MARSHAL

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF BLOCK 39 (PLAT BOOK 1, PAGE 3) 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 THIS COUNTY.
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'BRIEN, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483. (561) 276-4501
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]
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 EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAGO ALFONSO NIETO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Reasonably Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF August 2004.
MY COMMISSION EXPIRES: _____
[Signature]
NOTARY PUBLIC
NAME: Delena J. Jacobs
COMMISSION NO.: DD044830

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION 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 4th DAY OF August, 2004.

BRIDGEFIELD EMPLOYERS INSURANCE COMPANY
A FLORIDA CORPORATION

WITNESS: [Signature] BY: [Signature]
NAME: Rick Hodges
PRESIDENT
WITNESS: [Signature]

