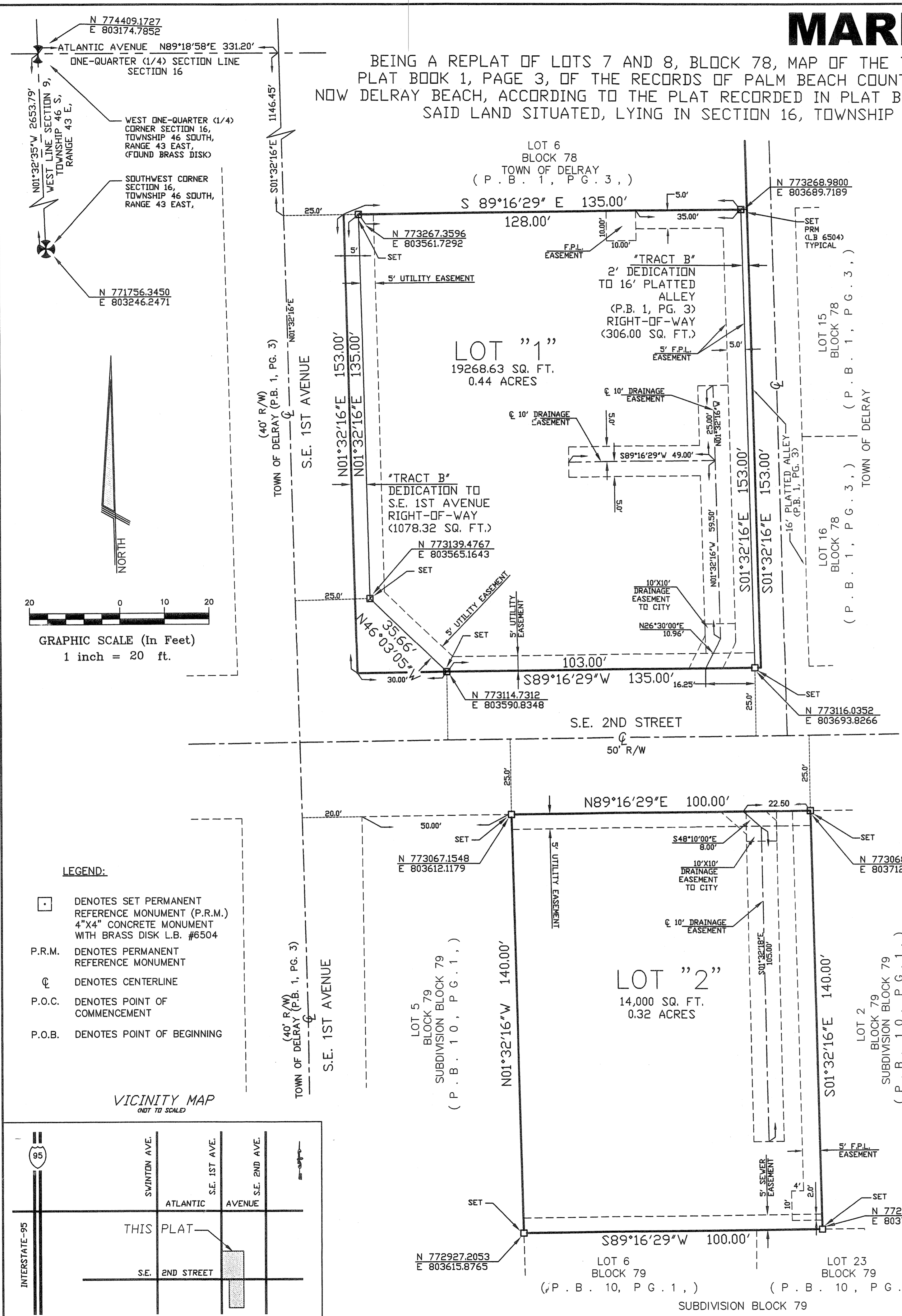


MARK DOWN TOWN 00012.082

BEING A REPLAT OF LOTS 7 AND 8, BLOCK 78, MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH LOTS 3 AND 4, BLOCK 79, IN THE TOWN OF LINTON NOW DELRAY BEACH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 10, PAGE 1, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATED, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND BEING IN PALM BEACH COUNTY, FLORIDA.



SURVEYORS NOTES

- "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 THIS 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, FLORIDA IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDING 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 DELRAY BEACH AND PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE, OR UPON DRAINAGE EASEMENTS.

THE EAST RIGHT-OF-WAY LINE OF SOUTH EAST 1st AVENUE IS TAKEN TO BEAR N01°32'19"E AS SHOWN ON ALL OTHER BEARINGS ARE RELATIVE THERETO.

COORDINATE NOTE: STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1980 ADJUSTMENT - FLORIDA EAST ZONE COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION LINEAR UNITS = US SURVEY FEET ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000046020 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

SIGNATURE: *Paula S. Engle* 6/19/06
 LICENSE NO. 2108
 STATE OF FLORIDA
 PAUL A. ENGLE

CITY APPROVAL

THIS PLAT OF MARK DOWN TOWN AS APPROVED ON THE 16th DAY OF DELRAY BEACH, FLORIDA BY THE CITY COMMISSION OF THIS CITY.

ATTEST: *Charles D. Nelson* CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paula S. Engle CHAIRPERSON, PLANNING & ZONING BOARD
Randall H. Kuykendall CITY ENGINEER
Walter C. Hales FIRE MARSHALL
 DIRECTOR OF ENVIRONMENTAL SERVICES

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, *Anna M. Burgess* 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 THE MARK DOWNTOWN L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: *June 19, 2006* *Anna M. Burgess*
Buckingham, Booth Hill & Burroughs, LLP

MORTGAGEE CONSENT

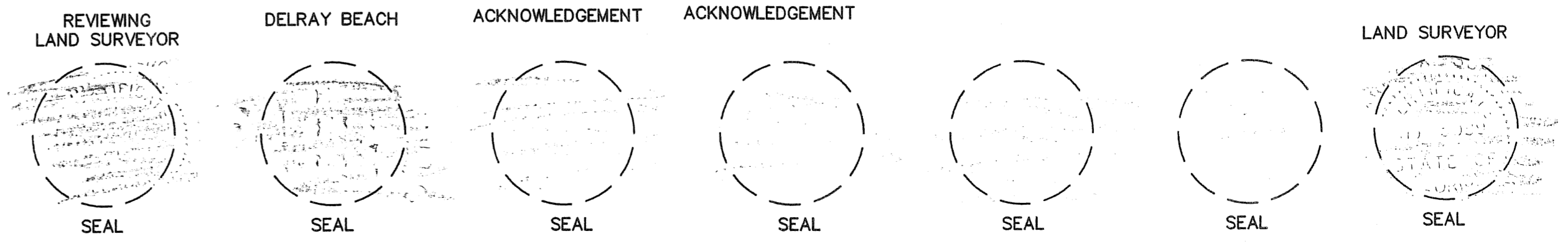
STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS 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 20168 - AT PAGE 516 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS *FIRST VICE PRESIDENT* AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS *19th* DAY OF *JUNE* 2006.

WITNESS: *Paula S. Engle* *Anna Castro*
 SUNTRUST BANK CORPORATION
 A GEORGIA CORPORATION
 TITLE: *FIRST VICE PRESIDENT*

REVIEWING LAND SURVEYOR: *Paula S. Engle*
 DELRAY BEACH: *Paula S. Engle*
 ACKNOWLEDGEMENT: *Paula S. Engle*
 ACKNOWLEDGEMENT: *Paula S. Engle*
 LAND SURVEYOR: *Anna M. Burgess*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE MARK DOWNTOWN L.L.C., A LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON BEING LOTS 7 AND 8, BLOCK 78, MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH LOTS 3 AND 4, BLOCK 79, IN THE TOWN OF LINTON NOW DELRAY BEACH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 10, PAGE 1, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATED, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND BEING IN PALM BEACH COUNTY, FLORIDA, 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 & ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACTS "A" AND "B" BEING DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR RIGHT-OF-WAY PURPOSES.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF THE SECOND STRAT VENTURE LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE 10.00 FOOT BY 10.00 FOOT DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF THE CITY OF DELRAY BEACH.

THE SEWER EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND ASSIGNS FOR SEWER RELATED PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

FLORIDA POWER AND LIGHT EASEMENT IS MADE THE SPECIFIC SERVICE PROVIDER AS INDICATED HEREON.

IN WITNESS WHEREOF THE ABOVE NAMED COMPANY HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ATTESTED BY ITS *CLERK* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS *13th* DAY OF *JUNE* 2006.

WITNESS: *Paula S. Engle* BY: *Anna Mopsick*
 PRINT *Paula S. Engle* THE MARK DOWNTOWN A FLORIDA LIMITED LIABILITY COMPANY
 WITNESS: *David Salera* BY: *Adam Mopsick*
 PRINT *David Salera* MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *ADAM MOPSICK* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *SELF* AS IDENTIFICATION AND WHO EXECUTED THE FORGOING INSTRUMENT AS MANAGING MEMBER OF THE MARK DOWNTOWN L.L.C. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FORGOING INSTRUMENT IS THE CORPORATION 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 *13th* DAY OF *JUNE* 2006.

MY COMMISSION EXPIRES: *June 15, 2007*
Delaney Miller NOTARY PUBLIC

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 THE 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.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

RENNER, BURGESS, INC. *Anna M. Burgess* DATE *6-8-06*
 1 S.E. 4TH AVENUE HARRY A. BURGESS, P.L.S.
 DELRAY BEACH, FL 33483 LICENSE NO. 5089
 LICENSED BUSINESS #6504 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY HARRY A BURGESS REGISTERED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *ALICE ESPOSITO* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *SELF* AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS *FIRST VICE PRESIDENT* OF SUNTRUST BANK SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FORGOING INSTRUMENT IS THE CORPORATION 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 *19th* DAY OF *JUNE* 2006.

MY COMMISSION EXPIRES: *June 15, 2007*
Delaney Miller NOTARY PUBLIC

- LEGEND:
- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH BRASS DISK L.B. #6504
 - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
 - ⊙ DENOTES CENTERLINE
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - P.O.B. DENOTES POINT OF BEGINNING

