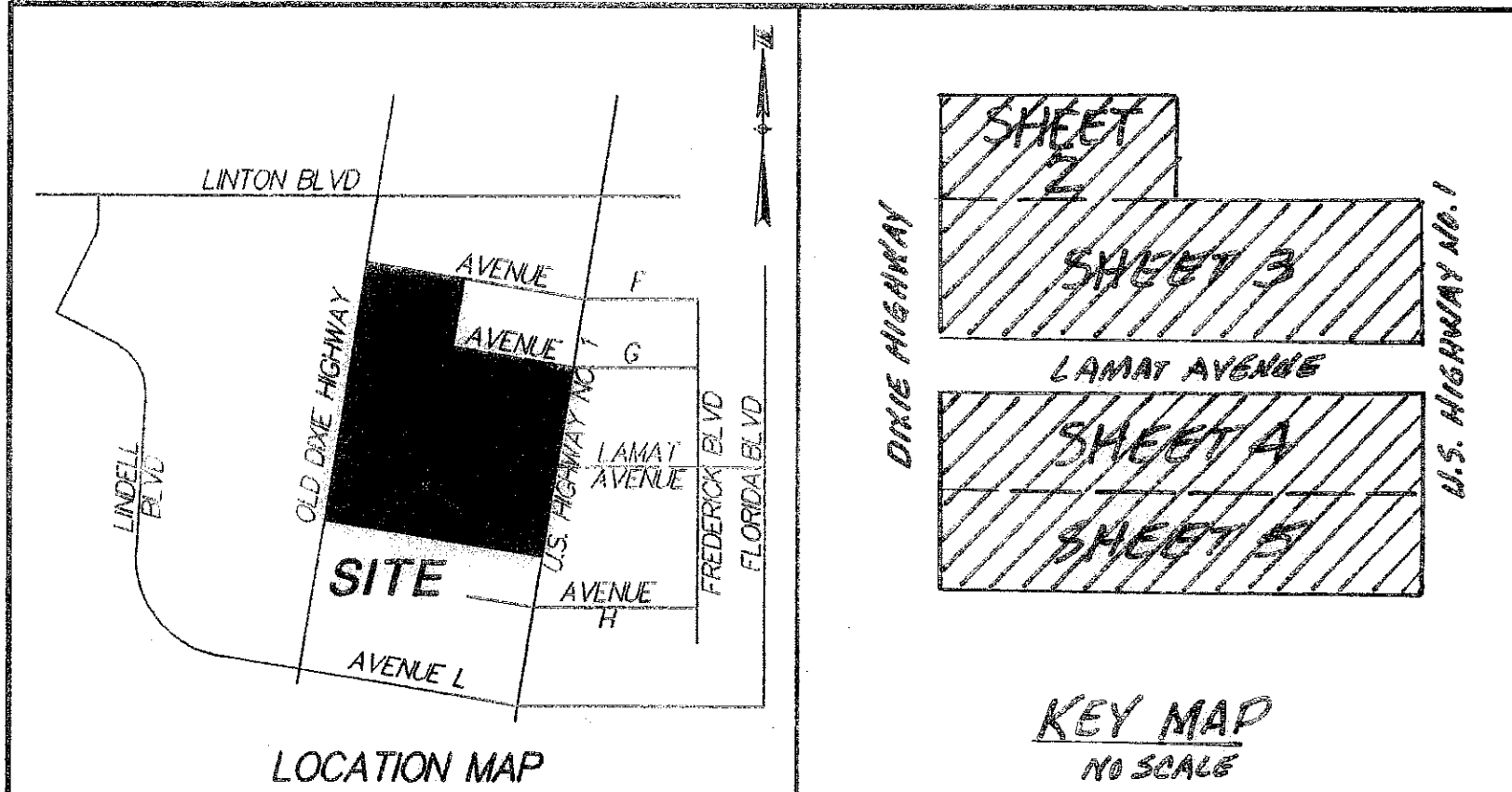


COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 9:28
THIS 7th DAY OF August
20 07, AND DULY RECORDED IN PLAT BOOK NO.
111 ON PAGE 113-117
SHARON R. BOCK, CLERK OF CIRCUIT COURT
AND COMPTROLLER
BY: [Signature] D.C.



MORSE DELRAY TOYOTA RE-PLAT

BEING A REPLAT OF LOTS 1 AND 2, MORSE SATURN DEALERSHIP (PLAT BOOK 65, PAGE 107) AND TRACT B, DELRAY MAZDA (PLAT BOOK 64, PAGE 21), BEING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST 2006
SHEET 1 OF 5

00012-098

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MORSE OPERATIONS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOTS 1 AND 2, MORSE SATURN DEALERSHIP AND TRACT B, DELRAY MAZDA, BEING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, MORSE SATURN DEALERSHIP, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

TOGETHER WITH:

TRACT B, DELRAY MAZDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 623,400 SQUARE FEET OR 14.31 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "5TH AVENUE AT DELRAY" AND HEREBY DEDICATES AS FOLLOWS:

LOT 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 NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

ALL WATER AND SEWER 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 LINES.

ALL GENERAL UTILITY EASEMENTS SHOWN HEREON 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.

ALL DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MORSE OPERATIONS, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF JUNE, 2007.

MORSE OPERATIONS, INC., A FLORIDA CORPORATION
WITNESS: [Signature] BY: [Signature] EDWARD J. MORSE, JR. PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED EDWARD J. MORSE, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MORSE OPERATIONS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 OFFICIAL THIS 6th DAY OF June, 2007.
MY COMMISSION EXPIRES:
NOTARY PUBLIC NAME: Debrae Daoust COMMISSION NO. [Number]

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Les H. Stevens, A 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 THE PROPERTY IS VESTED TO MORSE OPERATIONS, INC., A FLORIDA CORPORATION; 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, TO NOT PROHIBIT THE CREATION OF THIS PLAT.
DATE: 6/6/07
NAME: LES H. STEVENS ATTORNEY, STATE OF FLORIDA

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 WAS RECORDED ON FEBRUARY 15, 2006 IN OFFICIAL RECORD BOOK 19973, PAGE 714, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 20365, PAGE 744, BOTH OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENT 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 13th DAY OF June, 2007.
WITNESS: [Signature] BANK OF AMERICA, N.A.
NAME: James J. Vance Berry, Jr.
WITNESS: [Signature] BY: [Signature] SR. VICE PRESIDENT
NAME: Adele Cloutier

ACKNOWLEDGMENT

STATE OF FLORIDA:
COUNTY OF PALM BEACH:
BEFORE ME PERSONALLY APPEARED Timothy L. Kelley, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 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, 2007.
MY COMMISSION EXPIRES: [Date] BY: [Signature] NAME: [Name] NOTARY PUBLIC COMMISSION NUMBER: [Number]

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 "MORSE DELRAY TOYOTA RE-PLAT", 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: 7-30-07
DAVID P. LINDLEY LICENSE NO. 5005 STATE OF FLORIDA CAULFIELD WHEELER, INC. CERTIFICATE OF AUTHORIZATION #LB 3591

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) AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S. 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.
Paul D. Engle 7/13/07
PAUL D. ENGLE SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUITER & O'BRIEN, INC. 955 N.W. 17TH AVENUE, SUITE K-1 DELRAY BEACH, FLORIDA 33445 CERTIFICATE OF AUTHORIZATION NO. LB 353

CITY APPROVAL:

THIS PLAT OF "MORSE DELRAY TOYOTA RE-PLAT" AS APPROVED ON THE 7th DAY OF August, A.D. 2007, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.
Rita Ellis MAYOR ATTEST: [Signature] CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul O'Neil DIRECTOR OF PLANNING AND ZONING BOARD
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
Randal H. Kujawa CITY ENGINEER
[Signature] FIRE MARSHAL
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF LAMAT AVENUE HAVING AN ASSUMED BEARING OF N78°54'10"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, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445. (561) 276-4501
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: O
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.

