

REGIONS DELRAY

BEING A REPLAT OF BLOCK 6, RIO DEL REY, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 12, PAGE 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

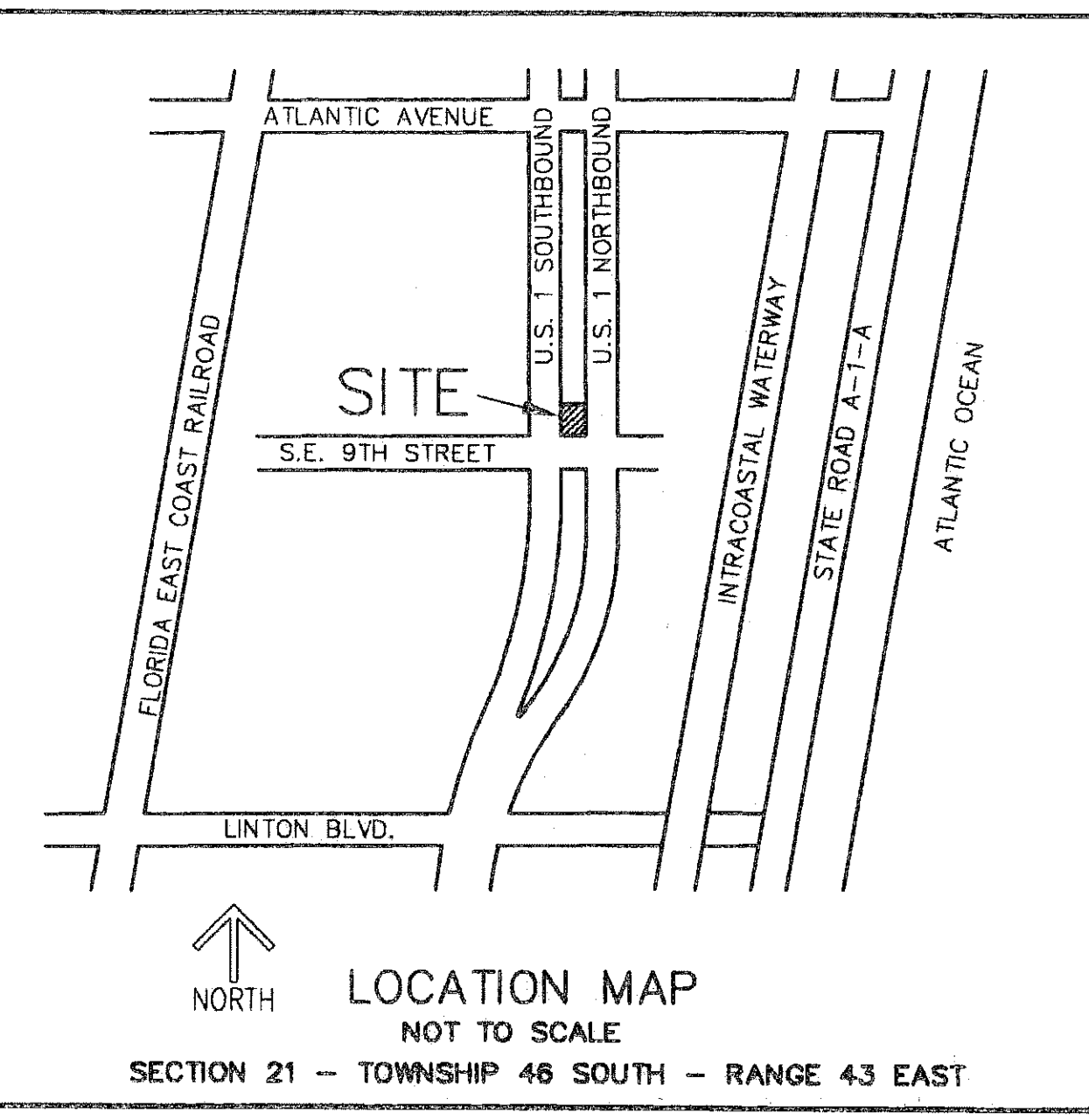
THIS INSTRUMENT WAS PREPARED BY
JEFFREY R. WAGNER, P.L.S.
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
FEBRUARY - 2008

00012-111

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:56 A.M.
THIS 29TH DAY OF DECEMBER
A.D. 2008 AND DULY RECORDED
IN PLAT BOOK 112 ON
PAGES 31 THRU 32
SHARON R. BOCK
CLERK AND COMPTROLLER
By: *Michelle Green*
DEPUTY CLERK



SHEET 1 OF 2



"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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF BLOCK 6, RIO DEL REY, AS RECORDED IN PLAT BOOK 12, PAGE 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 6; THENCE N.89°14'06"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 268.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (NORTHBOUND), AS RECORDED IN ROAD PLAT BOOK 2, PAGES 210 THROUGH 216 OF SAID PUBLIC RECORDS; THENCE S.00°06'18"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 123.13 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°07'48"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 23.33 FEET; THENCE S.89°14'06"W. ALONG THE SOUTH LINE OF SAID BLOCK 6, RIO DEL REY, A DISTANCE OF 238.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°52'12"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.79 FEET; THENCE N.00°06'18"E. ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 5 (SOUTHBOUND), AS RECORDED IN ROAD PLAT BOOK 2, PAGES 210 THROUGH 216 OF SAID PUBLIC RECORDS, A DISTANCE OF 122.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,856 SQUARE FEET/0.846 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS REGIONS DELRAY, AND FURTHER DEDICATES AS FOLLOWS:

PARCEL A

PARCEL A IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

ALL SANITARY SEWER EASEMENTS (SSE) SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

GENERAL UTILITY EASEMENTS (GUE) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, WATER SERVICE, GAS SERVICES, TELEPHONE LINES OR CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

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

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF MANAGERS, THIS 12th DAY OF November, 2008.

WITNESS: *Kimberly Dunn*
PRINT NAME Kimberly Dunn
WITNESS: *Laura L. Wolfe*
PRINT NAME Laura L. Wolfe
BY: *Gregory V. Harris*
Gregory V. Harris
V.P. Properties
REGIONS BANK
AN ALABAMA CORPORATION

ACKNOWLEDGMENT:

STATE OF Alabama
COUNTY OF Jefferson

BEFORE ME PERSONALLY APPEARED Gregory V. Harris WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED himself AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS V.P. OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 12 DAY OF November, 2008.

MY COMMISSION EXPIRES: 12-18-11 *Kathy D. Smithers*
NOTARY PUBLIC

COMMISSION NUMBER: 6536650 *Kathy D. Smithers*
6536650 PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Escambia
I, James S. Campbell 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 IN REGIONS BANK, AN ALABAMA BANKING CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 12/2/08 *James S. Campbell*
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF Regions of Delray WAS APPROVED ON THE 3rd DAY OF November A.D. 2008 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
Rita Ellis ATTEST: *David D. Nelson*
MAYOR CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Darling *Roy H. ZB*
DIRECTOR OF PLANNING & ZONING PLANNING & ZONING BOARD CHAIRPERSON
Randall Kujawa *John Janyok*
CITY ENGINEER FIRE MARSHAL
David Hahn
DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S CERTIFICATE:

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 REGIONS BANK 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.
HELLEN WEAVER AND SHEREMETA, INC.
LB#3449
DATE: 12-03-08 *Hellen Weaver*
JOHN D. WEAVER, PSM
PROFESSIONAL SURVEYOR AND MAPPER, REG. #3550
STATE OF FLORIDA

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), 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.
DATE: 12/3/08 *Jeffrey R. Wagner*
JEFFREY R. WAGNER, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3561

OWNER SEAL
OWNER NOTARY
REVIEWING SURVEYOR
CITY OF DELRAY BEACH
CITY OF DELRAY BEACH NOTARY
SURVEYOR