

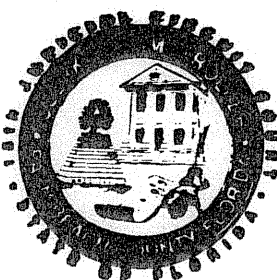
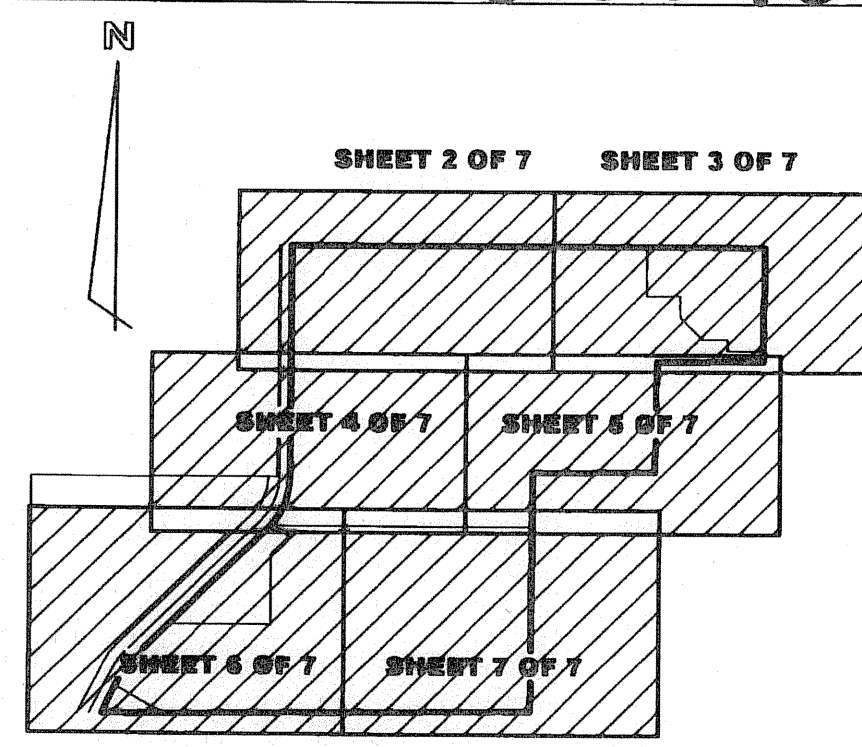
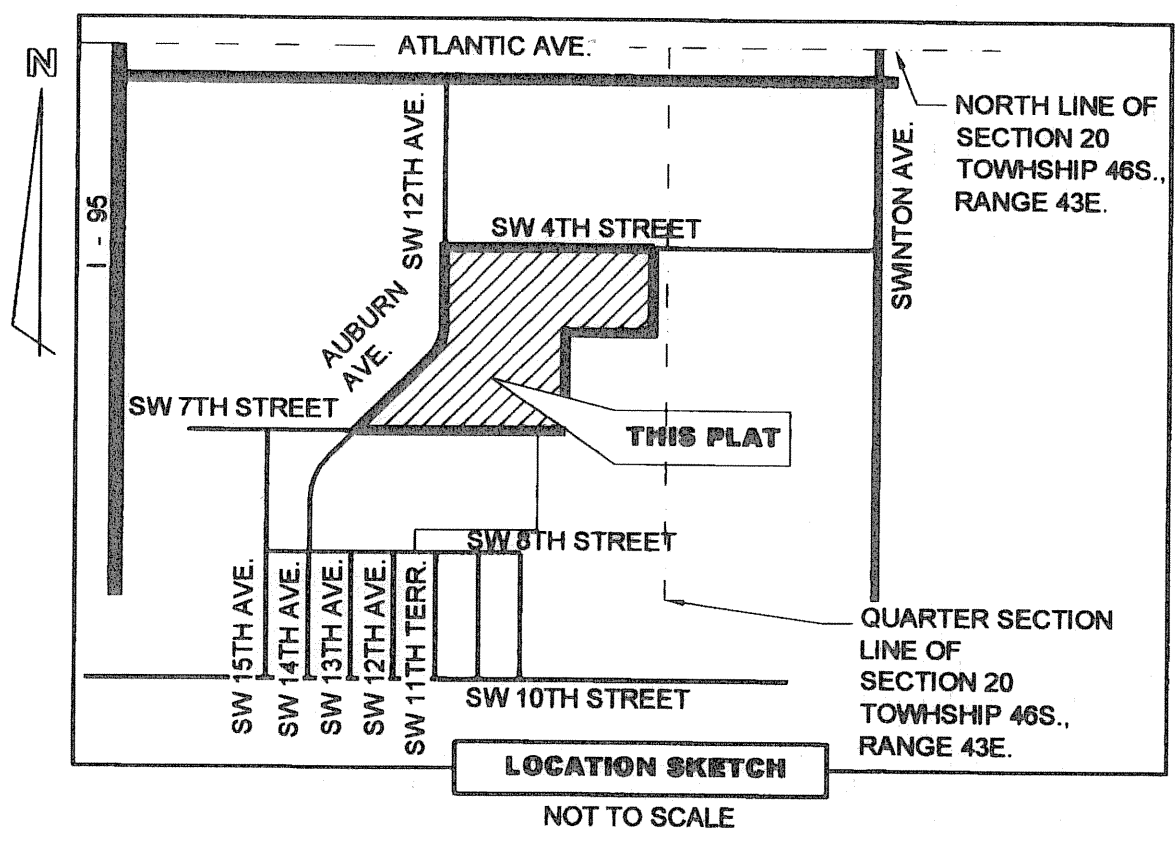
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35

VILLAGE AT DELRAY

A REPLAT OF TRACTS A, C, D, F AND G
AUBURN TRACE, (PLAT BOOK 64 AT PAGE 184 THROUGH PAGE 186)
BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JULY 2008



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR
RECORD AT 2:03 PM
ON 9 DAY OF December
2008 AND DULY RECORDED
IN PLAT BOOK
ON PAGES 35 THROUGH 41
SHARON R. BOCK, CLERK OF
CIRCUIT COURT AND COMPTROLLER
BY [Signature] D.C.

SHEET 1 OF 7

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF TRACTS A, C, D, F AND G, AUBURN TRACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, AT PAGE 184 THROUGH PAGE 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST LYING WITHIN THE CITY OF DELRAY BEACH, FLORIDA, SHOWN HEREON AS VILLAGE AT DELRAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, C, D, F, AND G, AUBURN TRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, AT PAGES 184 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,358,319 SQUARE FEET OR 31.18 ACRES MORE OR LESS.

HAVE CAUSED THE SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE VILLAGE AT DELRAY AND FURTHER DEDICATES AS FOLLOWS:

TRACTS A, C-1 AND C-2 AS SHOWN HEREON ARE HEREBY DEDICATED TO AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PURPOSES, AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT D, IS FOR DRAINAGE RETENTION AND IS HEREBY DEDICATED TO AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS.

ALONG WITH THE FOLLOWING DESCRIBED EASEMENTS:

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 MAINS.

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

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF SITE DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AUBURN TRACE, LTD. WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AREA.

THE LIFT STATION AND ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THIS PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.

THE FLORIDA POWER AND LIGHT COMPANY EASEMENT (F.P.L.) IS DEDICATED TO FLORIDA POWER AND LIGHT COMPANY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC FACILITIES.

IN WITNESS WHEREOF, AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS SEAL AFFIXED, THIS 8 DAY OF December, 2008

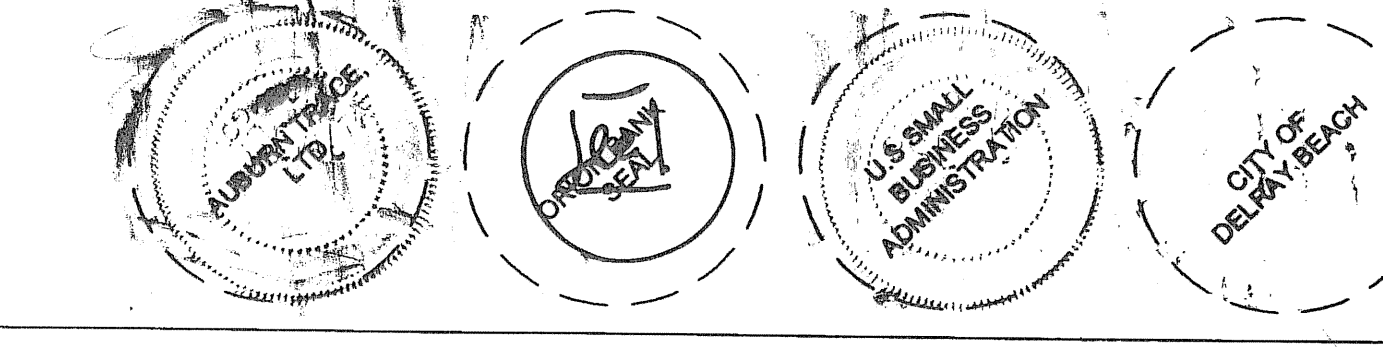
WITNESS: [Signature] BY: AUBURN TRACE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ITS GENERAL PARTNER
WITNESS: [Signature] BY: AUBURN MANAGEMENT, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER
BY: THOMAS G. HINNERS ITS: CHIEF EXECUTIVE OFFICER

ACKNOWLEDGEMENT: FOR AUBURN TRACE LTD.

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS G. HINNERS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE DEDICATION AS CHIEF EXECUTIVE OFFICER OF AUBURN MANAGEMENT, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF AUBURN TRACE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF THE AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR AUTHORITY, AND THAT THE DEDICATION IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF December, 2008.

Carole Aronson
COMMISSION # 00011527
MY COMMISSION EXPIRES
December 9, 2012



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Michael S. Weiner, 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 AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

DATE: Dec. 8, 2008
[Signature] NAME: Michael S. Weiner ATTORNEY, STATE OF FLORIDA

MORTGAGEE'S CONSENT: ORION BANK, A FLORIDA BANKING CORPORATION

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 RECORDS BOOK 20273, PAGE 1396, AND AS MODIFIED BY NOTICE OF FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 21213, PAGE 836; TOGETHER WITH ASSIGNMENT OF RENTS AND LEASES RECORDED IN OFFICIAL RECORDS BOOK 20273, PAGE 1419, AND UCC-1 FINANCING STATEMENTS RECORDED IN OFFICIAL RECORDS BOOK 20273, PAGE 1425, AND OFFICIAL RECORDS BOOK 22878, PAGE 913, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ORION BANK, A FLORIDA BANKING CORPORATION HAS CAUSED THESE PRESENTS 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 10 DAY OF December, 2008.

WITNESS: [Signature] ORION BANK, A FLORIDA BANKING CORPORATION
WITNESS: [Signature] BY: James Nugent, Vice President

ACKNOWLEDGEMENT: ORION BANK, A FLORIDA BANKING CORPORATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED James Nugent TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF ORION BANK, A FLORIDA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH Vice President OF SAID ORION BANK, A FLORIDA BANKING 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 10 DAY OF December, 2008.
MY COMMISSION EXPIRES: February 16, 2010.

MORTGAGEE'S CONSENT: U.S. SMALL BUSINESS ADMINISTRATION

STATE OF ALABAMA
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 RECORDS BOOK 18905, PAGE 67; AND SUBORDINATION RECORDED IN OFFICIAL RECORDS BOOK 20273, PAGE 1427, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS COMPTROLLER AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON THIS 9th DAY OF Dec, 2008.

WITNESS: Melvin Davis ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION
BY: Terry J. Miller

WITNESS: Aliana Curry ITS: CENTER COUNSEL

ACKNOWLEDGEMENT: U.S. SMALL BUSINESS ADMINISTRATION

STATE OF Alabama
COUNTY OF Jefferson
BEFORE ME PERSONALLY APPEARED Terry J. Miller TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL 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 AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF December, 2008

MY COMMISSION EXPIRES: October 25, 2012

MORTGAGEE'S CONSENT: CITY OF DELRAY BEACH

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 RECORDS BOOK 6116, PAGE 521; MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9883, PAGE 1596; SUBORDINATION AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 7858, PAGE 1251; OFFICIAL RECORDS BOOK 7908, PAGE 946; OFFICIAL RECORDS BOOK 9883, PAGE 1620; OFFICIAL RECORDS BOOK 9913, PAGE 141; OFFICIAL RECORDS BOOK 9883, PAGE 1636; OFFICIAL RECORDS BOOK 9883, PAGE 1652 AND OFFICIAL RECORDS BOOK 20273, PAGE 1430, AS AMENDED IN OFFICIAL RECORDS BOOK 21213, PAGE 843, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON THIS 10th DAY OF December, 2008.

WITNESS: [Signature] CITY OF DELRAY BEACH
BY: [Signature] ITS: MAYOR

ACKNOWLEDGEMENT: CITY OF DELRAY BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Rita Ellis TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH MAYOR OF THE CITY OF DELRAY BEACH, A FLORIDA MUNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID MUNICIPAL 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 MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF December, 2008
MY COMMISSION EXPIRES: November 6, 2011
Commission # DD732263 Kimberly M. Wynne NOTARY PUBLIC

CITY APPROVAL:

THIS PLAT OF "VILLAGE AT DELRAY" AS APPROVED ON THE 21st DAY OF October, 2008, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.
MAYOR: [Signature] ATTEST: [Signature] CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL
[Signature] CHAIRPERSON PLANNING AND ZONING BOARD
[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 (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAWS; 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.

DATED: 11-5-2008
HELLER - WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449
DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5118
STATE OF FLORIDA

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 "VILLAGE AT DELRAY", AS REQUIRED BY CHAPTER 177.001 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

O'BRIEN, SUITER & O'BRIEN, INC.
CERTIFICATE OF AUTHORIZATION NO. 353
[Signature] PAUL D. ENGLE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5708
STATE OF FLORIDA

NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THIS SUBJECT PROPERTY HAVING AN ASSUMED BEARING OF SOUTH 89°29'23" WEST. SAID LINE IS COINCIDENT WITH THE SOUTH LINE OF AUBURN TRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 184 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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, FLORIDA.
- 3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 4. THIS INSTRUMENT WAS PREPARED BY DANIEL C. LAAK, IN THE OFFICE OF HELLER - WEAVER AND SHEREMETA, INC., 310 S.E. 1ST STREET, SUITE 4, DELRAY BEACH, FLORIDA 33483.
- 5. PERMANENT REFERENCE MONUMENTS (P.R.M.) ARE SHOWN THUS: (C) PSM 5118 (UNLESS OTHERWISE NOTED).
- 6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURE SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. 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.
- 7. 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.
- 8. N 774795.58 INDICATES STATE PLANE COORDINATE. E 960046.23
- 9. ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT.
- 10. AUBURN TRACE, LTD., A FLORIDA LIMITED PARTNERSHIP IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM WITHIN THE SUBJECT PROPERTY AS DEFINED IN THAT CERTAIN CROSS - EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20273, AT PAGE 1347 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 11. THIS PROPERTY IS SUBJECT TO A NON EXCLUSIVE EASEMENT TO FAIRBANKS COMMUNICATIONS, INC. DOING BUSINESS AS LEADERSHIP CABLEVISION, RECORDED IN O.R.B. 16923, PAGE 1894 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 12. THE EASEMENT INSTRUMENTS RECORDED IN O.R.B 314, PG. 31 AND EXECUTED IN JANUARY, 1959 AND RECORDED IN O.R.B. 311, PG. 117 AND EXECUTED ON JANUARY 12, 1959: THE LINES DEPICTING THE EASEMENT INSTRUMENTS REPRESENT THE BEST INTERPRETATION OF THE EASEMENT AREAS BUT NOT THE ONLY INTERPRETATION. PLEASE CHECK WITH THE APPROPRIATE SERVICE PROVIDER BEFORE COMMENCING CONSTRUCTION WITHIN THE DEPICTED EASEMENT AREAS.

AREA TABULATION	SQUARE FEET	ACREAGE
TRACT A	41,574 S.F.	0.95 ACRES
TRACT C-1	480,569 S.F.	11.03 ACRES
TRACT C-2	782,551 S.F.	17.51 ACRES
TRACT D	73,801 S.F.	1.69 ACRES
TOTAL AREA	1,358,319 S.F.	31.18 ACRES

NOTE: COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN HEREON ARE GRID
DATUM = NAD 83 1980 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GRID
SCALE FACTOR = 1.0000400
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
GRID BEARINGS ARE GRID DATUM NAD 83 1980
ADJUSTMENT, FLORIDA EAST ZONE.
N89°29'23"E (PLAT BEARING) 00°33'02" = BEARING ROTATION
N89°56'21"E (GRID BEARING) COUNTERCLOCKWISE (PLAT TO GRID)
SOUTH LINE THIS PLAT

Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4
DeLray Beach, Florida 33483
Phone: (561) 243-8700
Fax: (561) 243-8777
L.B. NO. 0003449

