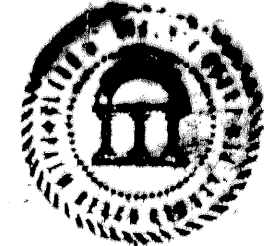
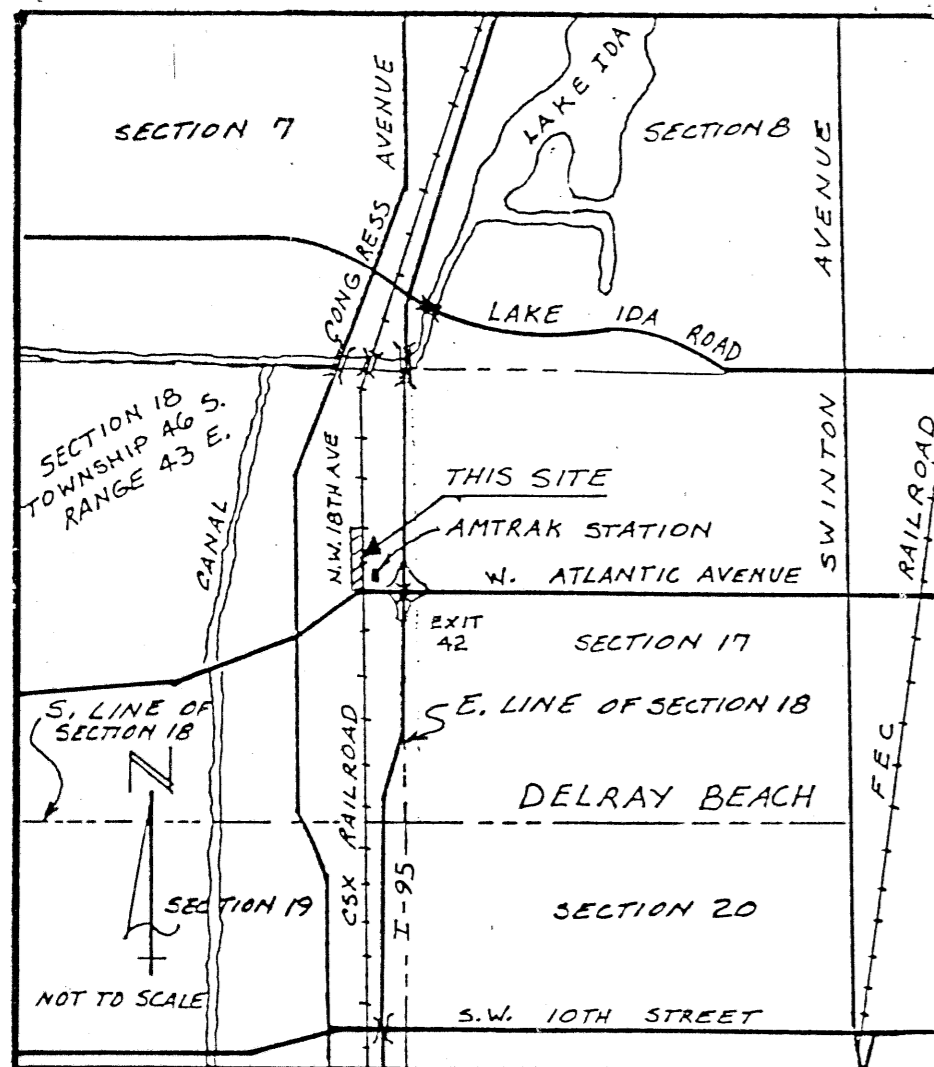


COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was recorded at 4:38 P.M.
this 15 day of January 1995
and duly recorded in Plat Book No. 74
on page 130-131
DOROTHY H. WILKINSON, Clerk of Circuit Court
by Angela G. Platt D.C.



OWEN'S COMMERCIAL SUBDIVISION



A REPLAT OF A PORTION OF TRACT 34 AND TRACT 36, MODEL LAND COMPANY'S SUBDIVISION, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 51, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CITY OF DELRAY BEACH
SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2
JULY 20, 1994

PREPARED BY: BURLISON A. GENTRY
GENTRY ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 243 DELRAY BEACH, FLORIDA

LOCATION SKETCH
PORTION OF SECTION 18 TOWNSHIP 46 S., RANGE 43 E.
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT HELEN D. OWENS, THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 34 AND 36, MODEL LAND COMPANY'S SUBDIVISION, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 51, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THAT PART OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WEST OF THE RIGHT-OF-WAY OF THE SEABOARD AIR LINE RAILROAD (ALSO KNOWN AS C.S.X. RAILROAD), LESS THAT PART LYING WITHIN THE RIGHT-OF-WAY OF STATE ROAD NO. 806; ALSO THAT PART OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 18 LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF STATE ROAD NO. 806, ALL IN THE COUNTY OF PALM BEACH, FLORIDA; LESS LIMITED ACCESS RIGHT-OF-WAY TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) AND THE NORTHEAST QUARTER (N.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID PARCEL LYING WITHIN TWO FEET OF THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 806, LESS AND EXCEPTING THE WEST 20 FEET MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SAID SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 18, CONTAINING 200 SQUARE FEET, MORE OR LESS.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN N 89°47'32" W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 18, A DISTANCE OF 564.47 FEET TO A POINT; THENCE RUN N 0°29'19" W, A DISTANCE OF 18.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

PROPERTY; THENCE RUN ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 96.79 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF N.W. 18TH AVENUE, SAID CURVE HAVING A CENTRAL ANGLE OF 2°49'20", AND A RADIUS OF 1965.08 FEET, A CHORD BEARING OF S 77°54'35" W AND A CHORD OF 96.78 FEET; THENCE RUN N 0°29'24" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 660.23 FEET TO A POINT; THENCE RUN S 89°32'33" E, A DISTANCE OF 94.84 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD (ALSO KNOWN AS THE C.S.X. RAILROAD); THENCE RUN S 0°29'19" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 669.20 FEET TO THE POINT OF BEGINNING.

AND CONTAINING 1.46 ACRES MORE OR LESS. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE OWEN'S COMMERCIAL SUBDIVISION AND FURTHER DEDICATES AS FOLLOWS: LOTS 1, 2 AND 3 ARE HEREBY PLATTED AS SEPARATE LOTS TO BE USED AS PROVIDED BY LAW.

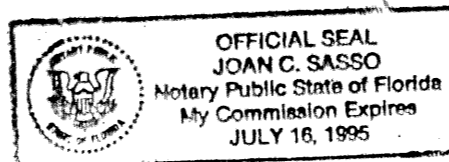
ALONG WITH THE FOLLOWING EASEMENTS: GENERAL UTILITY (G.U.) EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY COMPANY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE INGRESS - EGRESS EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR ACCESS OVER AND THROUGH LOTS 1 AND 2 AND LOTS 2 AND 3 AND THE RIGHT OF CONSTRUCTION, MAINTENANCE AND ACCESS IS RESERVED TO THE DEVELOPING LOTS.

IN WITNESS WHEREOF, OF THE ABOVE NAMED PERSON HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9 DAY OF January, 1995 A.D.
Carole M. Stanley WITNESS
Helen D. Owens HELEN D. OWENS

ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH) I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, HELEN D. OWENS AND

SHE ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING DEDICATION FOR THE PURPOSES THEREIN EXPRESSED AND SHE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION. SWORN TO AND SUBSCRIBED BEFORE ME, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 9th DAY OF January, 1995, A.D.

Joan C. Sasso NOTARY PUBLIC (SIGNATURE) STATE OF FLORIDA
Joan C. Sasso NOTARY PUBLIC (PRINT NAME) STATE OF FLORIDA COMMISSION NO.: CC127738 MY COMMISSION EXPIRES: July 16, 1995



MORTGAGE CERTIFICATION: STATE OF FLORIDA) COUNTY OF BROWARD) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, IN FAVOR OF FLORIDA COAST BANK OF PALM BEACH COUNTY DATED SEPTEMBER 13, 1983, RECORDED SEPTEMBER 20, 1983, IN OFFICIAL RECORD BOOK 4042, PAGE 1611, WHICH MORTGAGE WAS ASSIGNED TO BARNETT BANK OF PALM BEACH COUNTY BY ASSIGNMENT OF MORTGAGE RECORDED JANUARY 9, 1987, IN OFFICIAL RECORD BOOK 5137, PAGE 789, MORTGAGE MODIFICATION AND SPREADER AGREEMENT RECORDED FEBRUARY 5, 1987, IN OFFICIAL RECORD BOOK 5166, PAGE 805, MODIFIED BY MORTGAGE MODIFICATION RECORDED FEBRUARY 17, 1987, IN OFFICIAL RECORD BOOK 5176, PAGE 412, MORTGAGE MODIFICATION AND EXTENSION AGREEMENT RECORDED DECEMBER 13, 1988, IN OFFICIAL RECORD BOOK 5900, PAGE 1854 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNRECORDED MODIFIED RENEWAL MORTGAGE NOTE DATED OCTOBER 1, 1988, IN FAVOR OF BARNETT BANK OF PALM BEACH COUNTY, COLLATERAL ASSIGNMENT OF LEASES AND RENTS DATED DECEMBER 2, 1988, IN FAVOR OF BARNETT BANK OF PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORD BOOK 5900, PAGE 1861, OF THE PUBLIC RECORD RECORDS OF PALM BEACH COUNTY, FLORIDA; MORTGAGE MODIFICATION AND EXTENSION AGREEMENT IN FAVOR OF BARNETT BANK OF PALM BEACH COUNTY, RECORDED SEPTEMBER 15, 1994, IN OFFICIAL RECORD BOOK 8428, PAGE 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS WHEREOF THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, AS ASSIGNED, MODIFIED AND/OR AMENDED.
Andrew Y. Propes WITNESS
Andrew Y. Propes BARNETT BANK OF PALM BEACH COUNTY BY: BARNETT BANKS, INC., AS ATTORNEY-IN-FACT FOR BARNETT BANK OF PALM BEACH COUNTY, PURSUANT TO A POWER OF ATTORNEY DATED AS OF MARCH 1, 1992. ANDREW Y. PROPES SPECIAL ASSETS OFFICER

ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF BROWARD) THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME THIS 11th DAY OF JANUARY, 1995 BY ANDREW Y. PROPES AS SPECIAL ASSETS OFFICER OF BARNETT BANKS, INC., A FLORIDA CORPORATION, AS ATTORNEY-IN-FACT FOR BARNETT BANK OF PALM BEACH COUNTY, ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN. WITNESS MY HAND AND SEAL THIS DAY OF JANUARY, 1995, A.D.
Maria L. ... WITNESS
Maria L. ... NOTARY PUBLIC (SIGNATURE) SEAL: MARIA L. ... NOTARY PUBLIC (PRINT NAME) STATE OF FLORIDA COMMISSION NO.: MY COMMISSION EXPIRES:

TITLE CERTIFICATION: STATE OF FLORIDA) COUNTY OF PALM BEACH) I, CAROL STANLEY MACMILLAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I FIND TITLE TO THE PROPERTY VESTED IN HELEN D. OWENS, _____ AND THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES AS SHOWN HEREON, AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
Carole MacMillan Stanley CAROL STANLEY MACMILLAN, ATTORNEY AT LAW

CITY APPROVALS: THIS PLAT OF THE OWEN'S COMMERCIAL SUBDIVISION WAS APPROVED ON THE 15 DAY OF January, A.D. 1995, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
Mayor ATTEST: City Clerk
AND REVIEWED, ACCEPTED AND CERTIFIED BY:
Chairperson CHAIRPERSON, PLANNING AND ZONING
City Engineer CITY ENGINEER
Fire Marshal FIRE MARSHAL
Director of Environmental Services DIRECTOR OF ENVIRONMENTAL SERVICES

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THIS SKETCH AS SHOWN HEREON REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH CHAPTER 177, AS AMENDED, FLORIDA STATUTES. DATED AT DELRAY BEACH, FLORIDA, THIS 6 DAY OF JANUARY 1995, A.D.
Burlison A. Gentry BURLISON A. GENTRY REGISTERED FLORIDA LAND SURVEYOR NO. 2580 STATE OF FLORIDA



BOOK 74 PAGE 130 FLOOD MAP
FLOOD ZONE - ZONING - ZIP CODE -
SE - PUD NAME -
OWEN'S COMMERCIAL
PAGE 130 FLOOD MAP
ZONING
ZIP CODE
PUD NAME
Delray Beach