

LANDSCAPE TECHNIQUES

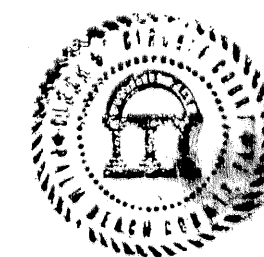
BEING A REPLAT OF A PORTION OF WEST ONE-QUARTER OF LOT 29 OF THE SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA

CITY OF DELRAY BEACH PALM BEACH COUNTY FLORIDA

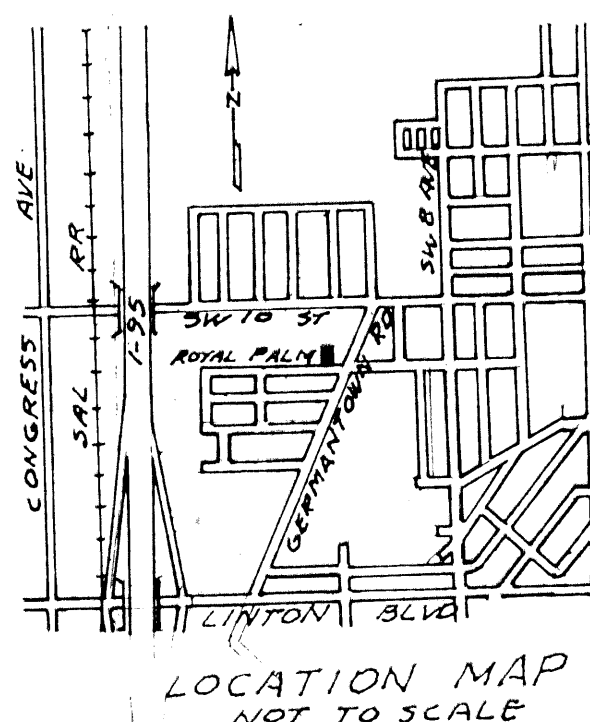
WALTER A. CORNNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS APRIL 1995

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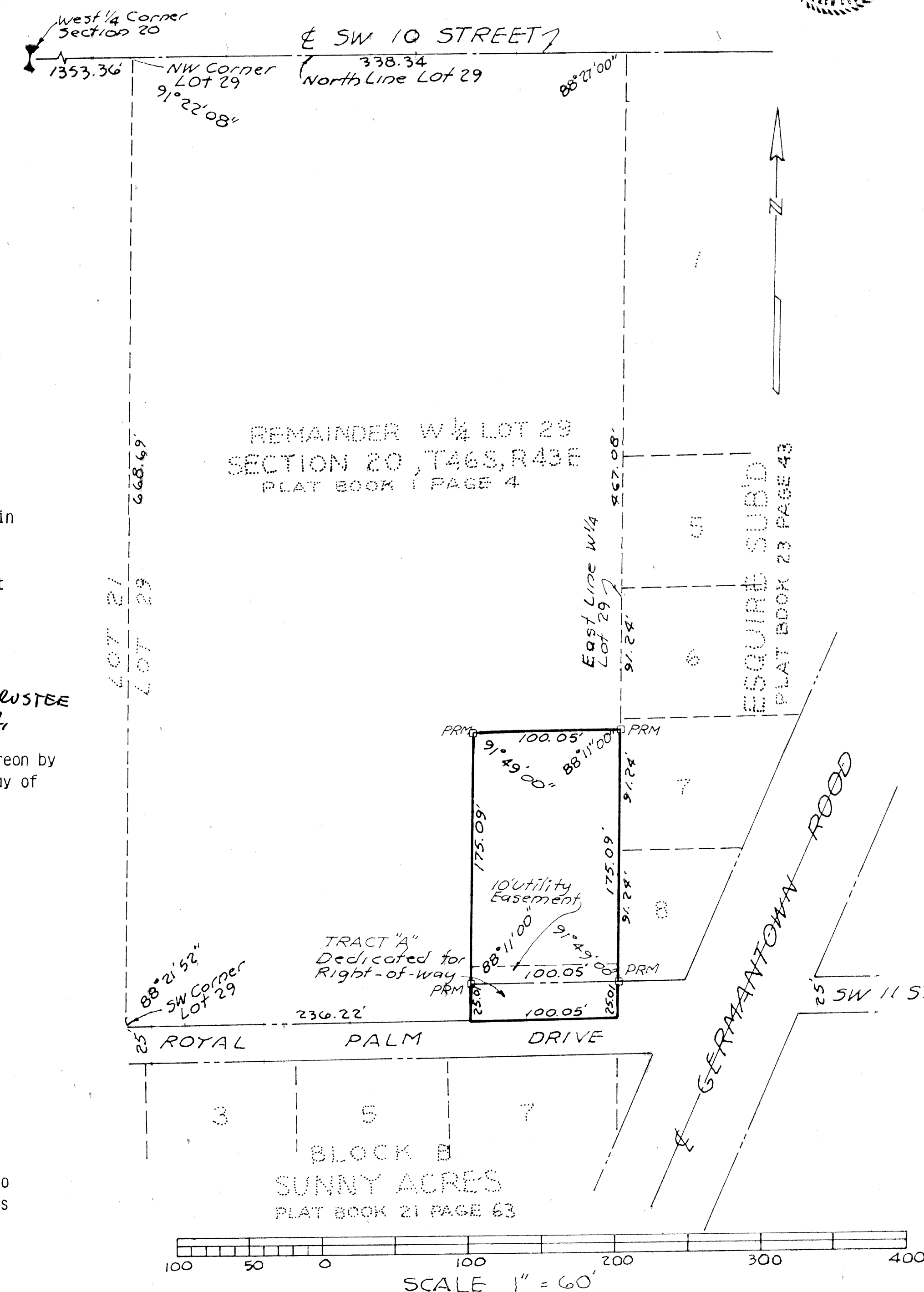
COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 11:26 A.M.
this 18th day of 2005 18 2005
and duly recorded in Plat Book No. 73
on page 41
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



SHEET 1 OF 1



DEVELOPER:
LANDSCAPE TECHNIQUES
1115 Royal Palm Drive
DeLray Beach, FL 33444
(407)276-2552



DESCRIPTION

A parcel of land, lying in the City of Delray Beach, Palm Beach County, Florida, being a replat of the South 200 feet of the East 100 feet of the West One-Quarter (W 1/4) of Lot 29 of the SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA according to the plat thereof as recorded in Plat Book 1, Page 4 of the public records of Palm Beach County, Florida. Containing 0.4594 Acres (20,010 Square Feet)

DEDICATION

State of Florida SS
County of Palm Beach

Know all men by these presents that Roger Williams and Victor Nocera, owners of Landscape Techniques, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The utility easements as shown hereon are hereby dedicated in perpetuity to the City of Delray Beach for the construction and maintenance of utilities.

Tract A as shown hereon is hereby dedicated to the public for perpetual use of the public for right-of-way purposes.

In Witness Whereof we do hereby set our hands and seals this 18th day of April, 1995

By: *[Signature]* Witness: *[Signature]*
By: *[Signature]* Witness: *[Signature]*

ACKNOWLEDGEMENT

State of Florida SS
County of Palm Beach

Before me personally appeared

to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 18th day of April, 1995

By: *[Signature]* ALI A. HAMMAD
Notary Public My Comm. Exp. 10-29-98

My Commission Expires: October 29, 1998

Notice: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

NOTES

- indicates Permanent Reference Monuments (P.R.M.'s)
- The City of Delray Beach is granted the right of access for emergency and maintenance purposes.
- No structures, shrubs or trees shall be placed in the utility easements except as otherwise permitted by the City of Delray Beach.

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) 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 ordinances of the City of Boca Raton, Palm Beach County, Florida.

By: *[Signature]*
Walter A. Cornnell, Florida R.L.S. 1757

TITLE CERTIFICATE

State of Florida SS
County of Palm Beach

I, KENNETH B. CRENSHAW, 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 that the title of the property is vested to VICTOR NOCERA, R. MARCO ANTONIO and ROGER WILLIAMS, a MARRIED MAN; that I find that the current taxes have been paid; and that I find that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct and that there are no other encumbrances of record.

By: *[Signature]* Date: 4/27/95
Attorney At Law F04146340

CITY APPROVAL

This Plat of LANDSCAPE TECHNIQUES was approved on the 26th day of OCTOBER, A.D. 1993 by the City Commission of the City of Delray Beach, Florida.

By: *[Signature]* Attest: *[Signature]*
Mayor City Clerk

and reviewed, accepted, and certified by:

By: *[Signature]*
Director of Planning & Zoning

By: *[Signature]*
Chairperson, Planning & Zoning Board

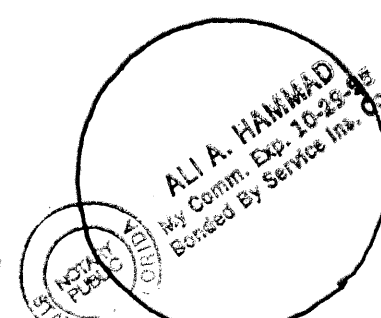
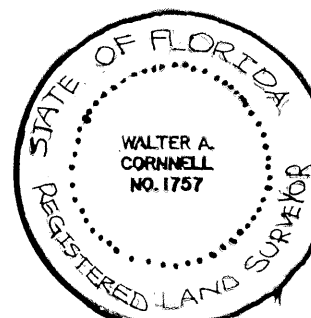
By: *[Signature]*
City Engineer

This instrument was prepared by Kevin M. Cornnell, PLS at the offices of Walter A. Cornnell, Inc., 22 S.E. 4th Street, Boca Raton, Florida 33432

LAND SURVEYOR

OWNERS NOTARY

CITY CLERK



MORTGAGEE'S CONSENT

State of Florida SS
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 lands described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Records Book 5532, at Pages 1298 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE has caused these presents to be signed by its SPECIAL SERVicer, AMRESCO/JCP JOINT VENTURE and attested to by its *[Signature]*, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18th day of April, 1995

Mortgagee: FIRST NATIONAL BANK OF CHICAGO, TRUSTEE
By: AMRESCO/JCP JOINT VENTURE

By: *[Signature]*
Attest: *[Signature]*

ACKNOWLEDGEMENT

State of ~~FLORIDA~~ TEXAS SS
County of Palm Beach Dallas

Before me personally appeared STEVE G. SMITH

to me well known and known to me to be the individuals described in and who executed the following instrument, and acknowledged to and before me that they executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 25th day of April, 1995

By: *[Signature]*
Notary Public

My commission expires: _____

