

49

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 4:14 P.M.
this 23 day of April 1996
on page 49-50
and duly recorded in Plat Book No. 77
DOROTHY H. WILKEN, Clerk of Circuit Court
by David C. Lidberg D.C.



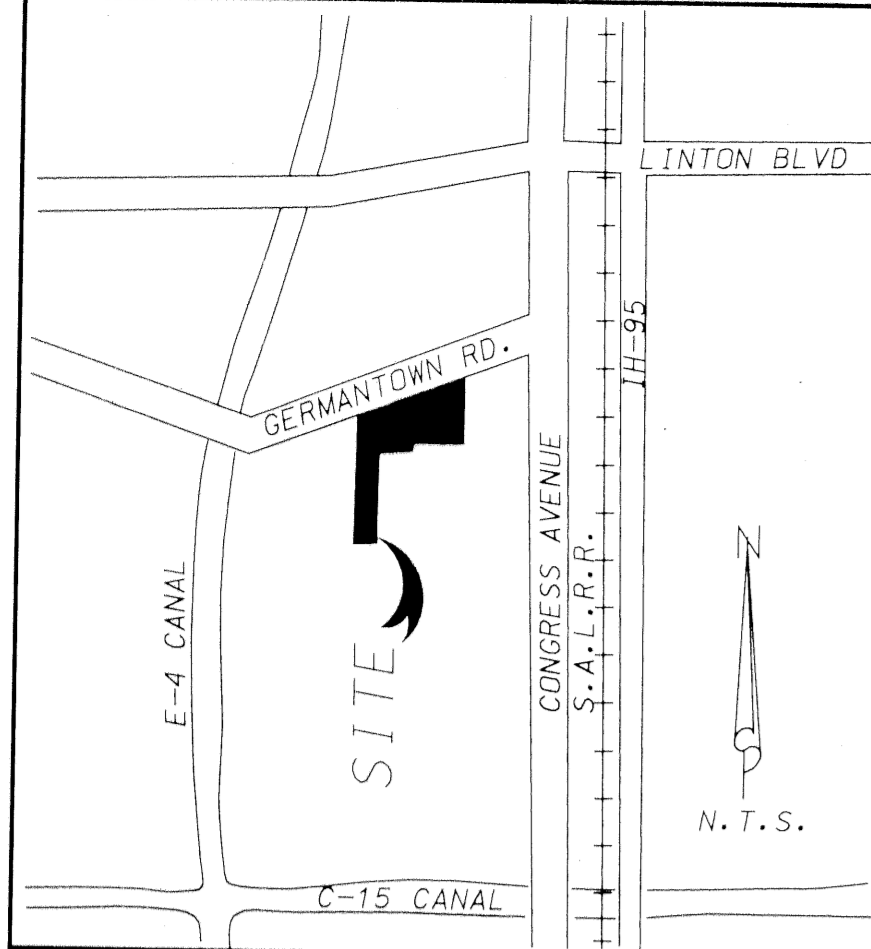
REPLAT OF LAKESIDE AT CENTRE' DELRAY

BEING A REPLAT OF A PORTION OF THE LAKESIDE
AT CENTRE' DELRAY, AS RECORDED IN PLAT BOOK
50, PAGE 195 LOCATED IN SECTION 30, TOWNSHIP
46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA

MARCH

1996

SHEET 1 OF 2



LOCATION MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that OFFICE DEPOT, INCORPORATED, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, are the owners of the land shown hereon, lying in Section 30, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as REPLAT OF LAKESIDE AT CENTRE' DELRAY, being more particularly described as follows:

A parcel of land in Section 30, Township 46 South, Range 43 East, Palm Beach County, Florida, being a replat of portions of the plat of LAKESIDE AT CENTRE' DELRAY, according to the plat thereof recorded in Plat Book 50, Page 195, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the northwest corner of the plat of THE ARBORS AT CENTRE' DELRAY, according to the plat thereof recorded in Plat Book 43, Page 166, of the Public Records of Palm Beach County, Florida; thence South 01°04'57" East along the West line of said plat a distance of 614.37 feet to a point on the North line of the plat of THE TERRACES AT CENTRE' DELRAY, according to the plat thereof recorded in Plat Book 45, Page 49, of the Public Records of Palm Beach County, Florida; thence South 89°17'43" West along the North line of said plat a distance of 340.27 feet; thence South 01°04'57" East along said plat line a distance of 40.00 feet; thence South 89°12'44" West along the West line of said plat a distance of 596.62 feet; to a point on the East-West 01°03'45" East along the West line of said section 30; thence South 89°47'07" West a distance of 165.52 feet to a point on the East line of the plat of THE ENVIRONMENT 1, according to the plat thereof, recorded in Plat Book 43, Page 141, of the Public Records of Palm Beach County, Florida; thence North 01°04'54" West along the East line of said plat a distance of 983.23 feet to the northeast corner thereof; thence North 69°00'26" East along the South right-of-way line of Germantown Road a distance of 777.38 feet to the POINT OF BEGINNING.

Containing in all 10.679 acres, more or less.

12/7/95 KMH
002.LGL

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE FOLLOWING EASEMENTS:

The drainage easement shown hereon is hereby dedicated to the owners of "REPLAT OF THE TERRACES AT CENTRE' DELRAY" for drainage purposes and shall be the perpetual maintenance obligation of said owners their successors and assigns.

All water and sewer easements shown hereon are made to the City of Delray Beach for the purpose of access to and repair of and installation of water and sewer mains.

A non exclusive easement for drainage purposes over and across the Water Management Tract is hereby given to the owners of the "Replat of The Terraces at Centre' Delray." The Water Management Tract shall also be used for water management purposes to serve the real property within this plat. The owners of the "Replat of Lakeside at Centre' Delray" shall be responsible for maintenance of said Water Management Tract.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Executive Vice President and Chief Financial Officer and attested by its secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 16th day of April, 1996.

OFFICE DEPOT, INCORPORATED
A DELAWARE CORPORATION, licences to do
business in Florida.

WITNESS: J.P.S. BY: Barry Goldstein

BARRY GOLDSTEIN, EXECUTIVE VICE PRESIDENT
AND CHIEF FINANCIAL OFFICER
(CORPORATE SEAL)

ATTEST: Richard Blewis

Asst. Secretary

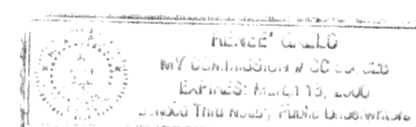
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

before me personally appeared BARRY GOLDSTEIN who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument as Executive Vice President and Chief Financial Officer of Office Depot, Incorporated, a corporation, and severally acknowledged to and before me that he 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 corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 16th day of April, 1996.

My commission expires: _____



Notary Public

I, James E. Jacoby, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find that the title to the property is vested to OFFICE DEPOT, INCORPORATED; that the current taxes have been paid; that there are no mortgages of record; and that there are no other encumbrances of record.

Dated: April 16, 1996 James E. Jacoby

JAMES E. JACOBY
Attorney at Law
Florida Bar No. 369578

APPROVALS:

This plat of REPLAT OF LAKESIDE AT CENTRE' DELRAY was approved on the 16th day of April, A.D. 1996 by the City Commission of the City of Delray Beach, Florida.

Ray Alperin
MAYOR

ATTEST: Alison MacHugh Harty
CITY CLERK

and reviewed, accepted, and certified by:

Diane Dominguez

DIRECTOR OF PLANNING AND ZONING

Ch. B. B...

CITY ENGINEER

David C. Lidberg

DIRECTOR OF ENVIRONMENTAL SERVICES

Karen A. Kisielewski
CHAIRPERSON, PLANNING AND ZONING BOARD

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA) s.s.
COUNTY OF PALM BEACH)

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief; that the permanent reference monuments (p.r.m.'s) have been placed as required by law and permanent control points (p.c.p.'s) will be set as required by law, prior to the expiration of the bond or the other surety and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of the City of Delray Beach, Palm Beach County, Florida.

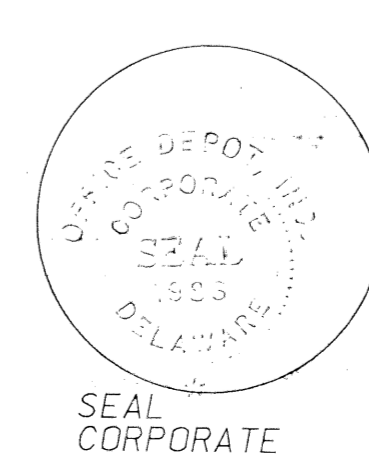
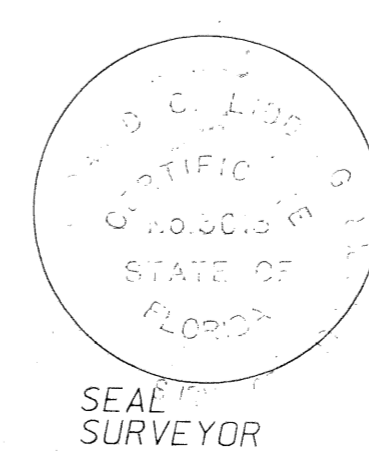
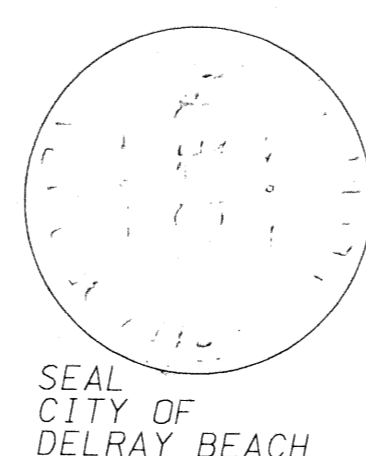
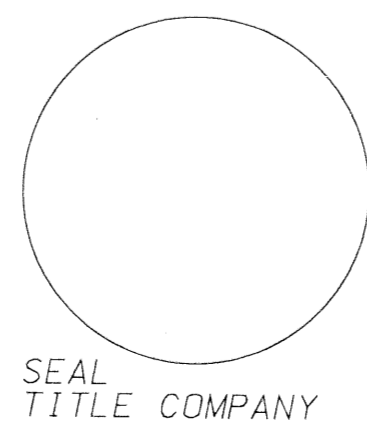
David C. Lidberg Date: April 9, 1996

David C. Lidberg
Professional Surveyor and Mapper
Florida Certificate No. 3613

Surveyor's Notes:

- 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.
- Where drainage and utility easements intersect, drainage easements will take precedence.
- There shall be no trees, shrubs, or landscaping placed on water and sewer easements or drainage easements except as shown on the approved final development plan and/or landscaping plan.
- There shall be no buildings or any kind of construction placed on utility easements or drainage easements.
- Bearing basis: Bearings hereon are based upon the West line of the plat of LAKESIDE AT CENTRE' DELRAY, being North 01°04'54" West
- Indicates set permanent reference monument LS 3613 unless noted otherwise
- D.E. = Drainage Easement
- AC = Acres
- O.R.B. = Official Record Book
- O.A. = Overall distance

This instrument was prepared by David C. Lidberg
in the offices of Lidberg Land Surveying, Inc.
675 West Indiantown Road, Suite 200
Jupiter, Florida 33458
(407) 746-8454



LIDBERG LAND SURVEYING INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 407-746-8454

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| FLD. | JOB 95-771 | FB. | PG. |
| OFF. | R.W. DATE 3-11-96 | DWG. | D95-771 |
| CKD. | D.C.L. REF. PLAT2WSP | SHEET | OF |

BOOK 77 PAGE 49 FLOOD MAP # FLOOD ZONE QUAD # ZONING ZIP CODE PUD NAME CITY OF DELRAY