

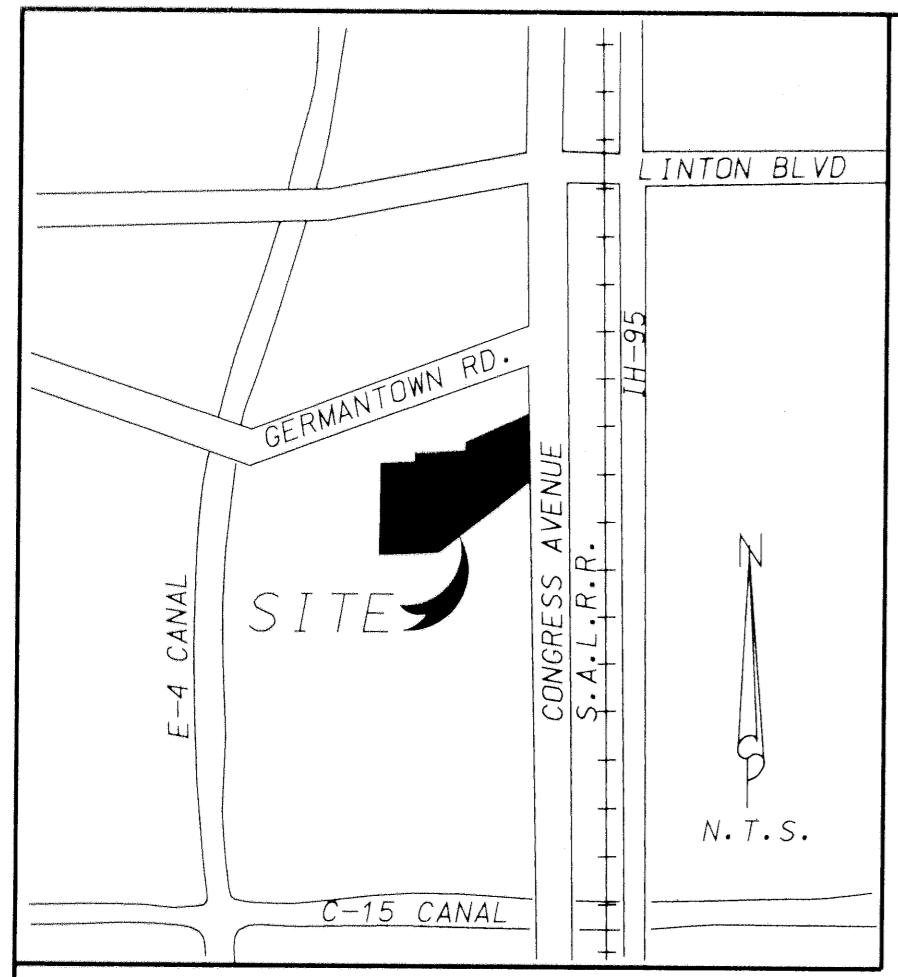
COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 4:17 P. M.
this 23 day of April 1996
and duly recorded in Plat Book No. 77
on page 51-52
DOROTHY H. WILKEN, Clerk of Circuit Court
by John G. Imbels D.C.



REPLAT OF THE TERRACES AT CENTRE' DELRAY

BEING A REPLAT OF A PORTION OF THE TERRACES
AT CENTRE' DELRAY, AS RECORDED IN PLAT BOOK
45, PAGE 49, 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, is the owner of the land shown hereon, lying in Section 30, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as REPLAT OF THE TERRACES 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 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, being more particularly described as follows:

Beginning at the southwest 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 North 69°00'26" East along the South line of said plat a distance of 546.56 feet to a point of intersection with the West right-of-way line of Congress Avenue, (a 120 foot right-of-way); thence South 00°26'23" East along said right-of-way line a distance of 400.62 feet to a point on the southeasterly line of THE TERRACES AT CENTRE' DELRAY; thence South 50°13'36" West along said southeasterly line and the easterly boundary of the Lake Worth Drainage District a distance of 834.45 feet; thence South 88°47'07" West a distance of 423.48 feet to a point on the East line 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; thence the following courses and distances along said plat line: thence North 01°03'45" West a distance of 596.62 feet; thence North 89°12'44" East a distance of 224.93 feet; thence North 01°04'57" West a distance of 40.00 feet; thence North 89°17'43" East a distance of 340.27 feet; thence North 01°04'57" West a distance of 103.85 feet to the POINT OF BEGINNING.

Containing in all 13.823 acres more or less.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE FOLLOWING EASEMENTS:

ALL WATER EASEMENTS 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.

TRACT "B" IS HEREBY DEDICATED TO THE OWNERS OF "CATALFUMO P.O.C. PLAT" AND "REPLAT OF LAKESIDE AT CENTRE' DELRAY" AS A JOINT ACCESS AND PARKING EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF "REPLAT OF THE TERRACES AT CENTRE' DELRAY", "CATALFUMO P.O.C. PLAT" AND "REPLAT OF LAKESIDE AT CENTRE' DELRAY" THEIR SUCCESSORS AND ASSIGNS.

TRACT "A" IS HEREBY DEDICATED TO THE COUNTY OF PALM BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

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.

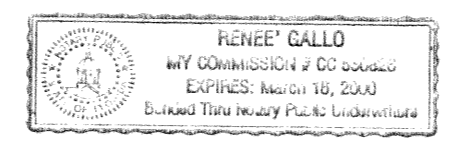
WITNESS: J.S. BY: Barry Goldstein
OFFICE DEPOT, INCORPORATED
A DELAWARE CORPORATION, licenced to do business in Florida.
BARRY GOLDSTEIN, EXECUTIVE VICE PRESIDENT AND CHIEF FINANCIAL OFFICER (CORPORATE SEAL)

ATTEST: Richard Blews
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: _____
Renée Gallo
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 THE TERRACES 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.

Jay Gelstein
MAYOR
and reviewed, accepted, and certified by:

ATTEST: Alison MacHugh Hartz
CITY CLERK

Marie Domrowski
DIRECTOR OF PLANNING AND ZONING

Karna K. Kielewicz
CHAIRPERSON, PLANNING AND ZONING BOARD

C.D. B. B.
CITY ENGINEER

Bob Brummond
DIRECTOR OF ENVIRONMENTAL SERVICES

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.

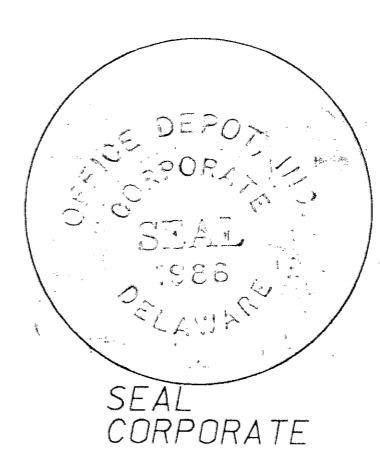
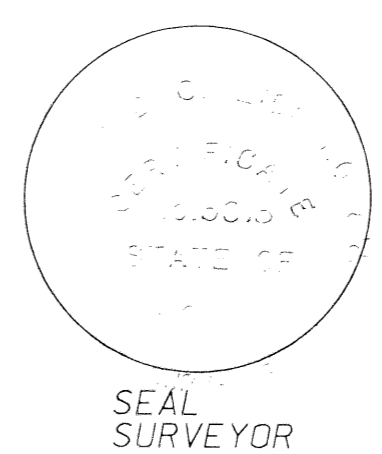
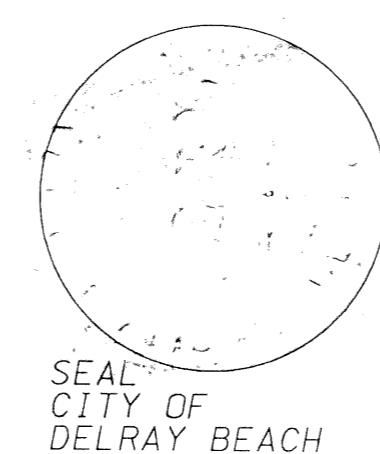
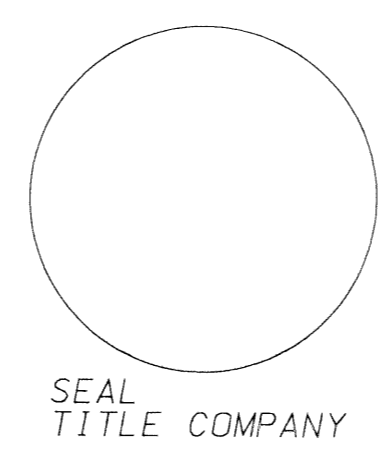
David C. Lidberg
Professional Surveyor and Mapper
Florida Certificate No. 3613

Surveyor's Notes:

1. 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.
2. Where drainage and utility easements intersect, drainage easements will take precedence.
3. 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.
4. There shall be no buildings or any kind of construction placed on utility easements or drainage easements.
5. Bearing basis: Bearings hereon are based upon the right-of-way of Congress Avenue, being South 00°26'23" East
6. Indicates set permanent reference monument LS 3613.
7. Found permanent reference monument number LS 1601.
8. D.E. = Drainage Easement
9. AC = Acres
10. O.R.B. = Official Record Book
11. 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

SUBDIVISION LAKESIDE AT CENTRE' DELRAY
BOOK 77 PAGE 51
FLOOD MAP # FLOOD ZONE ZONING
QUAD # ZIP CODE
CITY OF DELRAY



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

FLD.	JOB 95-769	FB.	PG.
OFF.	E.A.O. DATE 3-11-96	DWG.	D95-769
CKD.	D.C.L.	REF.	PLAT 51