

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WATER'S EDGE AT DELRAY BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 20 OF BLOCK 1, AS SHOWN ON THE PLAT OF DELRAY SHORES, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, ON PAGES 232 AND 233 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 1, DELRAY SHORES;

THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 14.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE IDA ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4545, PAGE 235 OF SAID PUBLIC RECORDS AND POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH (SAID POINT BEARS DUE NORTH FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE) AND THE POINT OF BEGINNING;

THENCE EASTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1555.66 FEET, A CENTRAL ANGLE OF 04°43'59" AND A CHORD BEARING OF SOUTH 87°38'00" EAST, AN ARC DISTANCE OF 128.51 FEET;

THENCE DUE SOUTH, A DISTANCE OF 798.94 FEET;

THENCE SOUTH 88°09'00" EAST A DISTANCE OF 387.33 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF CONGRESS AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5471, PAGE 774 OF SAID PUBLIC RECORDS;

THENCE SOUTH 18°38'55" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 510.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3879.80 FEET AND A CENTRAL ANGLE OF 01°10'09", A DISTANCE OF 79.16 FEET;

THENCE NORTH 88°09'00" WEST, A DISTANCE OF 441.08 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3198, PAGE 481 OF SAID PUBLIC RECORDS;

THENCE NORTH 13°00'00" WEST, A DISTANCE OF 219.88 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 25°34'48", A DISTANCE OF 256.71 FEET;

THENCE NORTH 54°00'00" EAST, A DISTANCE OF 110.00 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3100.00 FEET, A CHORD BEARING OF NORTH 43°51'25" WEST, AND A CENTRAL ANGLE OF 15°42'48", A DISTANCE OF 850.17 FEET;

THENCE NORTH 08°28'06" EAST, A DISTANCE OF 142.80 FEET;

THENCE DUE EAST, A DISTANCE OF 740.00 FEET;

THENCE DUE NORTH 96.01 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 18.527 ACRES, MORE OR LESS, AND LYING SOUTH OF LAKE IDA ROAD AND WEST OF CONGRESS AVENUE IN DELRAY BEACH, FLORIDA.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON IS RESERVED FOR DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

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.

GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE MADE TO DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF DRAINAGE LINES.

THE LIFT STATION ACCESS EASEMENT AND LIFT STATION EASEMENT SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF THE LIFT STATION.

IN WITNESS WHEREOF, THE ABOVE NAMED DELRAY BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 25TH DAY OF MARCH, 1997.

WITNESS: [Signature] DELRAY BEACH APARTMENTS, LTD. A FLORIDA LIMITED PARTNERSHIP

WITNESS: [Signature] MICHAEL D. ROSE

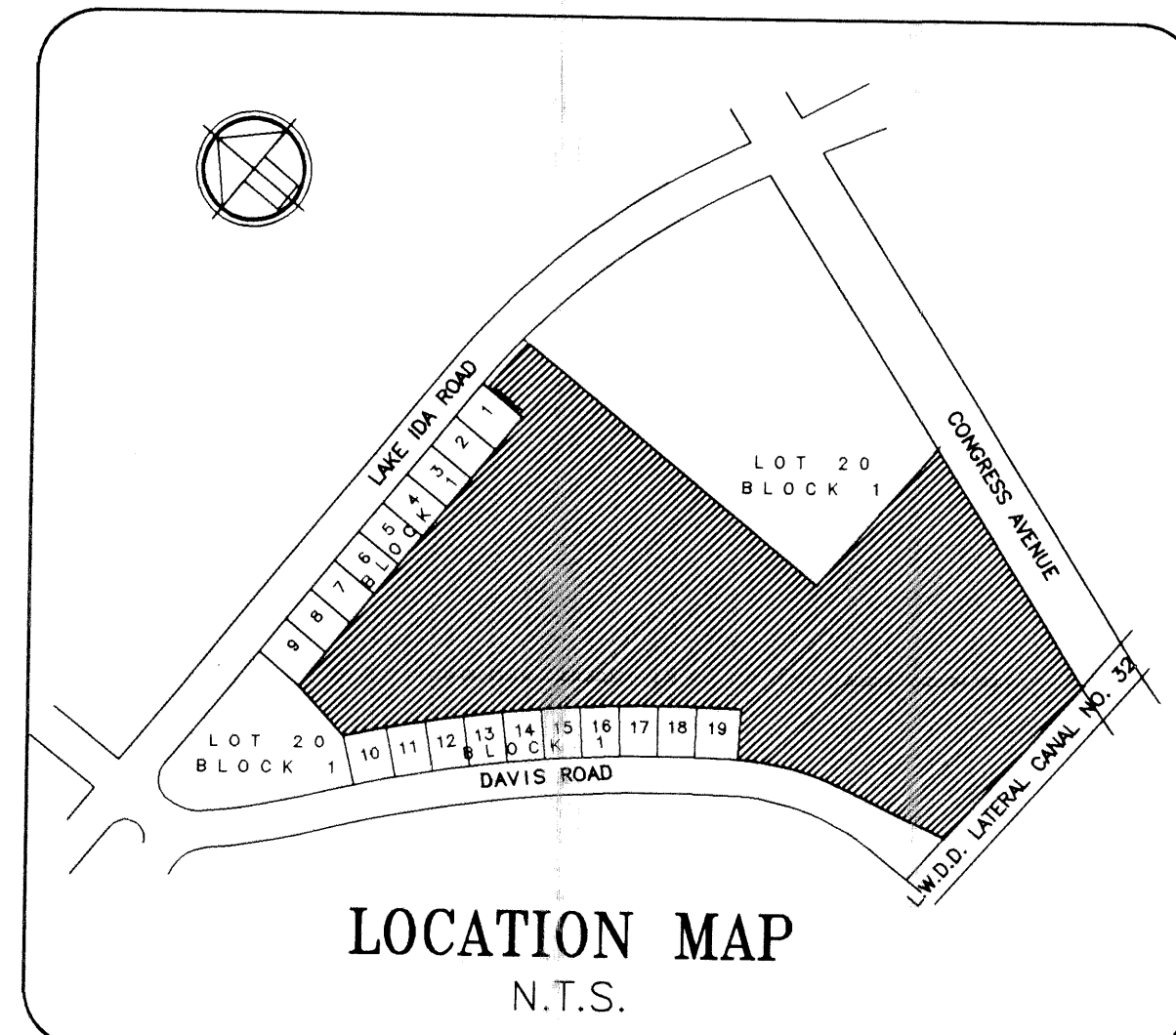
WATER'S EDGE AT DELRAY BEACH
A RESUBDIVISION OF LOT 20, BLOCK 1,
DELRAY SHORES (PLAT BOOK 24, PAGES 232 AND 233, P.B.C.R.)
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING

4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, FL 33309
PH: 954-776-7604 • FAX: 954-776-7608

NOVEMBER 1996



STATE OF FLORIDA COUNTY OF PALM BEACH
This Plat was filed for record at 4:41 P.M., this 21st day of May, 1997 and duly recorded in Plat Book No. 97 on Pages 138 and 139.
DOROTHY H. WILKEN, CLERK
BY: Dawn A. Martin DC

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH SS

I, Conrad J. Boyle, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED TO DELRAY BEACH APARTMENTS, LTD. * THAT THE CURRENT TAXES HAVE BEEN PAID; 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. * now known as Water's Edge Apartments, Ltd.

DATED: 4/15/97 [Signature] CONRAD J. BOYLE

APPROVALS:

THIS PLAT OF WATER'S EDGE AT DELRAY BEACH WAS APPROVED ON THE 13th DAY OF MARCH A.D. 1997 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: [Signatures]
MAYOR: [Signature]
CITY CLERK: [Signature]
DIRECTOR OF PLANNING AND ZONING: [Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD: [Signature]
CITY ENGINEER: [Signature]
FIRE MARSHAL: [Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES: [Signature]

SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF L.W.D.D. CANAL L-32, AS SHOWN ON THE PLAT OF DELRAY SHORES (PLAT BOOK 24, PAGES 232 AND 233, P.B.C.R.). SAID LINE BEARS NORTH 88°09'00" WEST.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
4. 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.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
6. D.E. -INDICATES DRAINAGE EASEMENT
-INDICATES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998 UNLESS OTHERWISE NOTED.
P.B. -INDICATES PLAT BOOK
ORB -INDICATES OFFICIAL RECORDS BOOK
POB -INDICATES POINT OF BEGINNING
POC -INDICATES POINT OF COMMENCEMENT
C -INDICATES CENTERLINE
U.E. -INDICATES UTILITY EASEMENT
R/W -INDICATES RIGHT-OF-WAY
G.U. -INDICATES GENERAL UTILITY EASEMENT
N.R. -INDICATES NON-RADIAL
7. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

ACKNOWLEDGEMENT

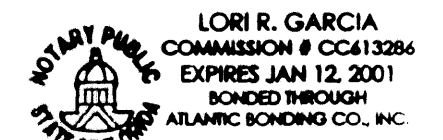
STATE OF FLORIDA COUNTY OF BROWARD SS

BEFORE ME PERSONALLY APPEARED WILLIAM H. KEENAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OPERATING MANAGER OF KEENAN DELRAY, INC. A FLORIDA CORPORATION, AND 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 25TH DAY OF MARCH 1997.

NOTARY PUBLIC: [Signature] LORI R. GARCIA
PRINTED NAME: LORI R. GARCIA

MY COMMISSION EXPIRES: [Signature]



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 ("PRM's") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCP's") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 03/24/97 BY: [Signature] MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

Table with 4 columns: DEDICATION (KEENAN DELRAY, INC.), ACKNOWLEDGEMENT, CITY OF DELRAY BEACH, SURVEYOR (MICHAEL D. ROSE, REG. NO. 3998). Includes a large official seal.