

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND THAT THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT PERMANENT REFERENCE POINTS (R.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

(Signature)
D. P. P. P. P. P.
FLORIDA REG. NO. LS4037



GENERAL NOTES

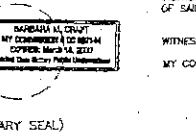
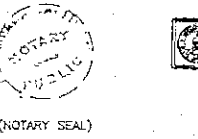
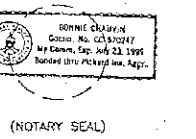
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE LAKE WORTH DRAINAGE CANAL NO. E-4 (01/10' 32"E)
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- 3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

- LEGEND**
- R - RADIAL
 - C - CENTRAL ANGLE
 - L - ARC LENGTH
 - W - RIGHT OF WAY
 - D - DELTA ANGLE
 - Q - SET POINT
 - IS - SET NAIL AND CAP
 - FS - FOUND CORNER MARK
 - FR - FOUND WITH B.C.
 - POB - POINT OF BEGINNING
 - FOR - POINT OF REVERSE CURVATURE
 - CP - CURVE POINT
 - EL - ELEVATION
 - CA - CALCULATED
 - PL - PROFESSIONAL LAND SURVEYOR
 - PS - PLAT BOOK
 - PL - PLAT
 - OF - OFFICIAL RECORDS
 - CG - COMPLETE MONUMENT
 - EL - CENTERLINE
 - ES - EDGE OF PAVEMENT
 - ZM - SET BACK DIST. 5.044
 - LAC - LIMITED ACCESS EASEMENT
 - RL - RAILROAD LOT LINE
 - UNO - UNDEVELOPED LOT LINE
 - CD - ROAD BEARING + DISTANCE
 - FD - TYPING MAIL AND CAP

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
ATTORNEY'S TITLE GUARANTEE FUND, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE NAMES OF AURORA HOMES INCORPORATED, WILLIAM H. SNEED, JR., TRUSTEE, AND THE CITY OF DELRAY BEACH, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD OTHER THAN AS SHOWN HEREON.

ATTORNEY'S TITLE GUARANTEE FUND
DATED: April 22, 1998
(Signature)
BRACKETT, SNEED, WELCH, D'ANGELO
TUCKER & FARASH, P.A.



CORAL TRACE

A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

JANUARY 3RD, 1997
SHEET 1 OF 5

THIS INSTRUMENT PREPARED BY

Ralph B. Denuzzio & Associates, Inc.
Consulting Engineers, Planners, Surveyors
6100 Boulevard of Champions
North Lauderdale, Florida 33068
(954) 969-5100
FAX (954) 969-9680

CITY APPROVAL

THIS PLAT OF CORAL TRACE WAS APPROVED ON THE 22nd DAY OF April, 1998 BY THE COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

(Signature) ATTEST: *(Signature)*
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
(Signature) DIRECTOR OF PLANNING & ZONING
(Signature) CITY ENGINEER
(Signature) DIRECTOR OF ENVIRONMENTAL SERVICES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AURORA HOMES, INC., WILLIAM H. SNEED, JR., TRUSTEE, THE CITY OF DELRAY BEACH, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS CORAL TRACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION - PARCEL NO. 1

A PORTION OF TEMPLE SIGNAL OF PALM BEACH COUNTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND A PORTION OF LOTS 155A AND 156A OF BLOCK 25 AT RIDGE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TEMPLE SIGNAL OF PALM BEACH COUNTY PROPERTY AND RUN NORTH 09 DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID PROPERTY AND THE SOUTH BOUNDARY OF LATERAL CANAL NO. 20 A DISTANCE OF 723.0 FEET, THEN RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS EAST 5000.0 FEET, THEN RUN NORTH 09 DEGREES 40 MINUTES 57 SECONDS EAST 636 FEET, THEN RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS EAST 107.40 FEET, THEN RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS EAST 163.40 FEET TO THE NORTHERLY RIGHT OF WAY FOR STATE ROAD NO. 1016 (WEST AND EAST AVERAGES AS SPECIFIED ON SAID PLAT BY TEMPLE SIGNAL), THEN RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST ALONG SAID RIGHT OF WAY 3088 FEET, THEN CONTINUE ALONG SAID RIGHT OF WAY SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 700 FEET, THEN RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST ALONG SAID RIGHT OF WAY 158.18 FEET, THEN RUN NORTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 179.98 FEET, THEN RUN NORTH 09 DEGREES 38 MINUTES 28 SECONDS WEST 203.40 FEET, THEN RUN NORTH 09 DEGREES 38 MINUTES 28 SECONDS EAST 109.61 FEET TO THE WEST BOUNDARY OF SAID TEMPLE SIGNAL PLAT, THEN RUN NORTH 09 DEGREES 38 MINUTES 28 SECONDS WEST ALONG THE SAID WEST BOUNDARY LINE 691.92 FEET TO THE POINT OF BEGINNING CONTAINING 2.62 AC MORE OR LESS.

LEGAL DESCRIPTION - PARCEL NO. 2

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF LOTS 7, 8, 9, 10 AND PART OF LOT 11 AS RECORDED BY MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN PLAT BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 18, THENCE WITH AN BEARING OF SOUTH 09 DEGREES 40 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SECTION 18, 4283.2 FEET TO A POINT, THENCE WITH A BEARING OF SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST A DISTANCE OF 5000.0 FEET, THEN WITH A BEARING OF SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF LATERAL CANAL NO. 20, SAID POINT ALSO BEING THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF SUBDIVISION UNIT A, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE WITH A BEARING OF SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID SUBDIVISION UNIT A, A DISTANCE OF 151.82 FEET TO A POINT, THENCE WITH A BEARING OF SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID SUBDIVISION UNIT A, A DISTANCE OF 144 FEET TO THE WEST LINE OF LATERAL CANAL NO. 20, A DISTANCE OF 203.40 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 2, THENCE WITH A BEARING OF SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF LOT 14, BLOCK 2, A DISTANCE OF 100.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION UNIT A, THENCE NORTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 665.20 FEET, THEN RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 163.40 FEET, THENCE RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 123.20 FEET, THENCE SOUTH 09 DEGREES 38 MINUTES 28 SECONDS EAST 158.92 FEET, THENCE SOUTH 09 DEGREES 38 MINUTES 28 SECONDS WEST 203.40 FEET, THENCE NORTH 09 DEGREES 38 MINUTES 28 SECONDS WEST 109.61 FEET, THENCE SOUTH 09 DEGREES 38 MINUTES 28 SECONDS WEST 179.98 FEET, THENCE SOUTH 09 DEGREES 38 MINUTES 28 SECONDS WEST 179.98 FEET, THENCE NORTH 09 DEGREES 38 MINUTES 28 SECONDS WEST 203.40 FEET, THENCE RUN SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 700 FEET, THENCE SOUTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 636 FEET, THENCE NORTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 107.40 FEET, THENCE NORTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 5000.0 FEET, THENCE NORTH 09 DEGREES 40 MINUTES 57 SECONDS WEST 723.0 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, WILLIAM H. SNEED, JR., TRUSTEE
DO HEREBY SET MY HAND AND SEAL THIS 22 DAY OF April, 1998
WITNESSES: *(Signature)* BY: *(Signature)* WILLIAM H. SNEED, JR., TRUSTEE
(Signature)

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM H. SNEED, JR., TRUSTEE AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED RESPECTABLE IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF April, 1998
MY COMMISSION EXPIRES: _____
(Signature) NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN PUBLIC RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF April, 1998
WITNESSES: *(Signature)* BY: *(Signature)* JOSEPH C. BYVA, EXECUTIVE VICE PRESIDENT, FIDELITY FEDERAL SAVINGS BANK OF FLORIDA

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID T. HARDEN CITY MANAGER, CITY OF DELRAY BEACH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED RESPECTABLE IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF April, 1998
MY COMMISSION EXPIRES: _____
(Signature) NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOSEPH C. BYVA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED RESPECTABLE IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, 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 22 DAY OF April, 1998
MY COMMISSION EXPIRES: _____
(Signature) NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED BARBARA GAGGIO, NOTARY PUBLIC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED RESPECTABLE IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF April, 1998
MY COMMISSION EXPIRES: _____
(Signature) NOTARY PUBLIC

197
COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at) 8:51A
the City of Delray Beach)
this day of April, 1998)
to page 1-200 of Block No. 25
CITY OF DELRAY BEACH, FLORIDA)
ROBERT H. WILKIN, Clerk of Circuit Court)
Laura A. Piquero)