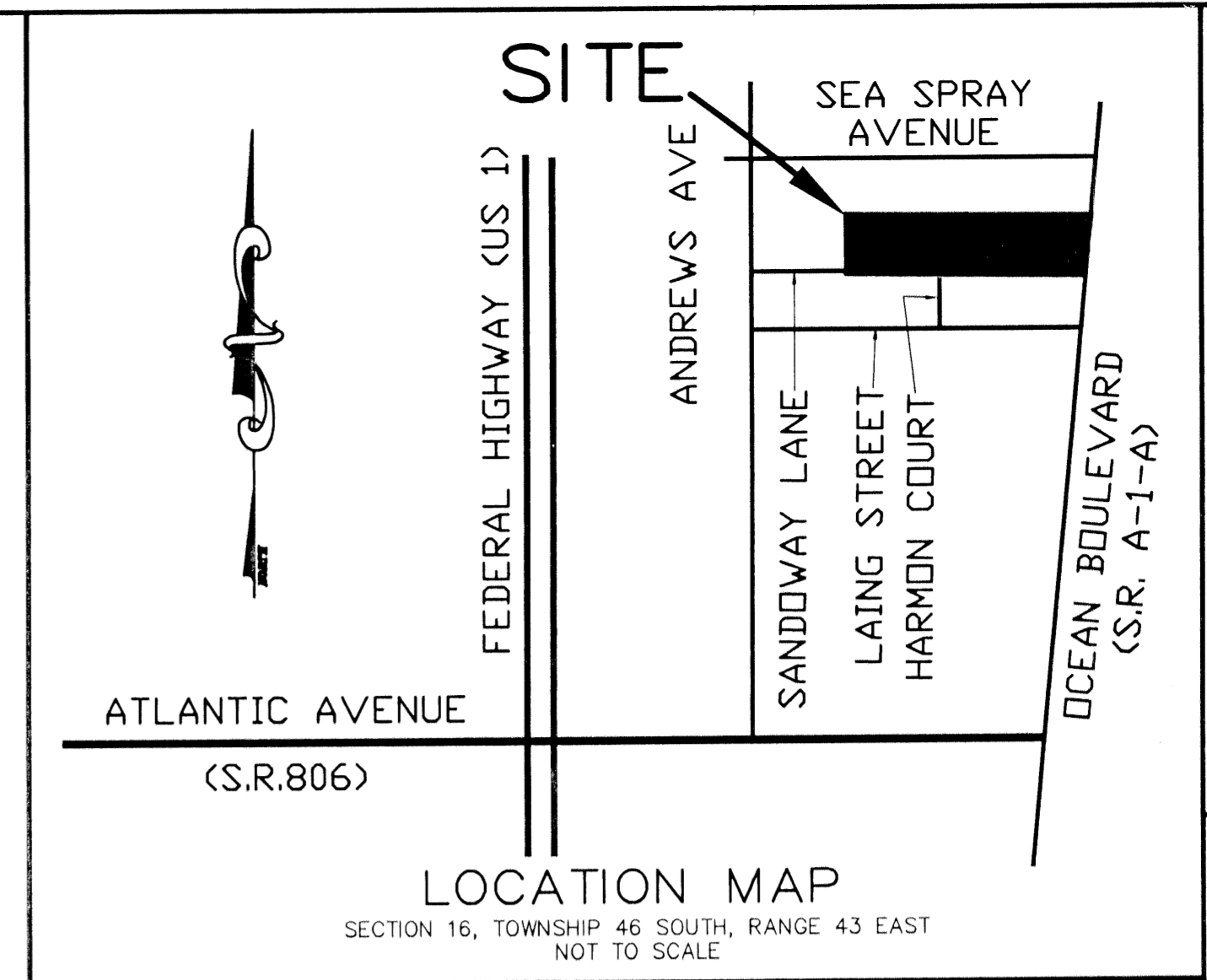


NORTH BEACH THREE PLAT

BEING A REPLAT OF A PORTION OF BEACH LOT 3,
 ACCORDING TO PLAT BOOK 1, PAGE 25 OF
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN
 SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 JULY - 1998



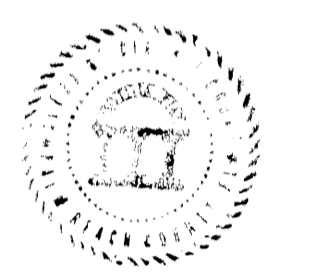
122

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 2:00 PM
 THIS 16 DAY OF March
 A.D. 1999 AND DULY RECORDED
 IN PLAT BOOK 1 ON
 PAGES 29 AND 33

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

By: *David P. Lindley*
 DEPUTY CLERK

SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORTH BEACH THREE, LTD AND JAMES A. ZENGAGE AND MARY E. FISHER ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF BEACH LOT 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 28, "SEA SPRAY ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (ALSO BEING A POINT OF THE WEST RIGHT-OF-WAY LINE OF "OCEAN BOULEVARD - STATE ROAD A-1-A"); THENCE S07°48'53"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 101.17 FEET; THENCE S89°04'53"W, A DISTANCE OF 421.84 FEET TO A POINT THAT IS 317.00 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE N00°57'37"W ALONG A LINE THAT IS 317.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 3, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID "SEA SPRAY ESTATES"; THENCE N89°04'53"E ALONG SAID SOUTH LINE, A DISTANCE OF 437.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,956 SQUARE FEET, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE NORTH BEACH THREE PLAT AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS 1 AND 2

LOTS 1 AND 2 ARE PLATTED FOR PRIVATE PURPOSES AS FOLLOWS PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.

ALONG WITH THE FOLLOWING EASEMENTS:

UTILITY 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 AND TELEPHONE LINES.

THE SEWER EASEMENT SHOWN HEREON IS DEDICATED EXCLUSIVELY TO OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

IN WITNESS WHEREOF, I JAMES A. ZENGAGE DO HEREUNTO SET MY HAND THIS 5 DAY OF February, 1999.

WITNESS: *James A. Zengage*
 PRINT: James A. Zengage
 BY: *James A. Zengage*
 PRINT: James A. Zengage

WITNESS: *Michele C. D'Alessandro*
 PRINT: Michele C. D'Alessandro

IN WITNESS WHEREOF, I MARY E. FISHER DO HEREUNTO SET MY HAND THIS 5 DAY OF February, 1999.

WITNESS: *Mary E. Fisher*
 PRINT: Mary E. Fisher
 BY: *Mary E. Fisher*
 PRINT: Mary E. Fisher

WITNESS: *James A. Zengage*
 PRINT: James A. Zengage

IN WITNESS WHEREOF, NORTH BEACH THREE, LTD, A FLORIDA LIMITED PARTNERSHIP, BY RETAIL CONCEPTS, INC., ITS GENERAL PARTNER, BY JAMES A. ZENGAGE, AS PRESIDENT DO HEREUNTO SET MY HAND THIS 5 DAY OF February, 1999.

WITNESS: *James A. Zengage*
 PRINT: James A. Zengage
 BY: *James A. Zengage*
 PRINT: James A. Zengage

WITNESS: *Michele C. D'Alessandro*
 PRINT: Michele C. D'Alessandro
 BY: *James A. Zengage*
 PRINT: James A. Zengage

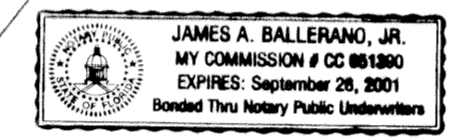
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY JAMES A. ZENGAGE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS 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 5 DAY OF February, 1999.

MY COMMISSION EXPIRES: NOTARY PUBLIC



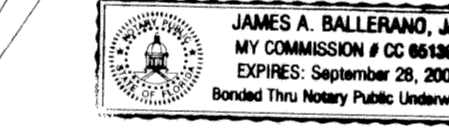
ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY MARY E. FISHER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF February, 1999.

MY COMMISSION EXPIRES: NOTARY PUBLIC



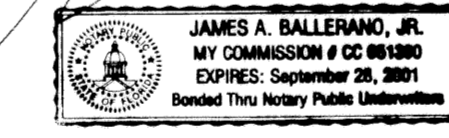
ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY JAMES A. ZENGAGE AS PRESIDENT OF RETAIL CONCEPTS, INC., GENERAL PARTNER OF NORTH BEACH THREE, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS 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 5 DAY OF February, 1999.

MY COMMISSION EXPIRES: NOTARY PUBLIC



CITY APPROVALS:

THIS PLAT OF THE "NORTH BEACH THREE PLAT" WAS APPROVED ON THE 17th DAY OF November, A.D. 1998 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *Carolyn L. Spring* ATTEST: *Alison M. Hugo-Harty*
 CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
James A. Zengage
 DIRECTOR OF PLANNING & ZONING

Richard A. Kuykendall
 CITY ENGINEER
Carol C. Pardo
 DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

DATE: 2/24/99
 EDWARD A. PAC, JR. PSM
 PROFESSIONAL SURVEYOR AND MAPPER, REG. #4734
 STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
 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 THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10922, AT PAGES 72A 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 SA. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF February, 1999.

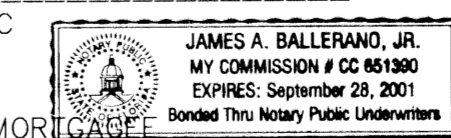
WITNESS: *Keith C. Martin Jr.* SOUTHTRUST BANK, N.A.
 PRINT: Keith C. Martin Jr.
 BY: *Bruce Gosman*
 PRINT: Bruce Gosman
 TITLE: SA. Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED H. Bruce Gosman, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SA. Vice President OF SOUTHTRUST BANK, N.A., A NATIONAL BANKING 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 5 DAY OF February, 1999.

MY COMMISSION EXPIRES: NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

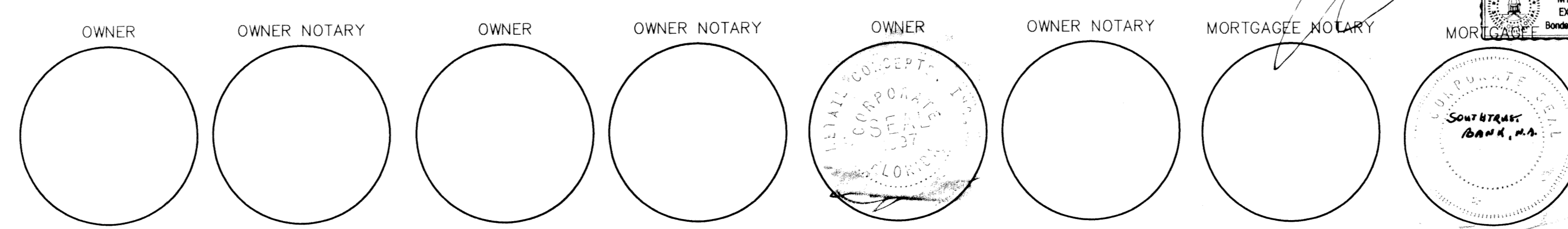
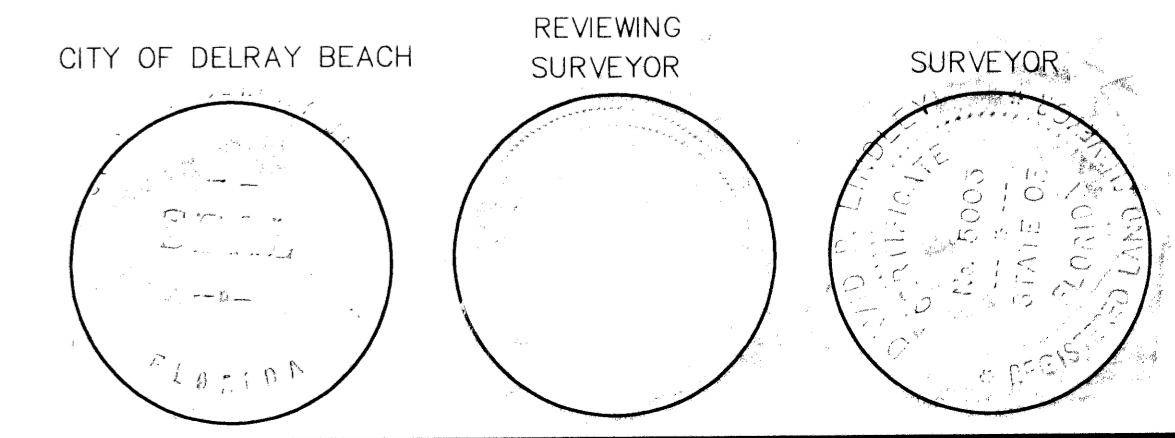
I, JAMES A. BALLERANO, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JAMES A. ZENGAGE, MARY E. FISHER AND NORTH BEACH THREE, LTD, A FLORIDA LIMITED PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES OF RECORD NOT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATED: February 5, 1999
James A. Ballerano, Jr.
 JAMES A. BALLERANO, JR.
 ATTORNEY AT LAW
 LICENSED IN FLORIDA
 FLORIDA BAR NO. 291773

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 (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 2/22/99
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591



PAGE: _____
 FLOOD MAP # _____
 ZONING: _____
 ZIP CODE: _____

SUBDIVISION: _____
 E.P.A. # _____
 FLOOD ZONE: _____
 C.U.A.S. # 21
 SE: _____
 TAZ: G53
 PUD NAME: _____