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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 8:32 a.m. this 2
day of March, 2000,
and duly recorded in Plat Book
87 Pages 128, through
129

DOROTHY H. WILKEN
Clerk of Circuit Court
By: *[Signature]*

SHEET 1 OF 2

P.U.D. TABULATION
PETITION #
TOTAL ACREAGE..... 3.557 ACRES
TOTAL DWELLING UNITS..... 00
DENSITY..... 00.0 UNITS / ACRE
OPEN SPACE..... 0.000 ACRES
ROADWAYS..... 0.003 ACRES

"DANZANSKY PLAT"

A REPLAT OF LOTS 1 THROUGH 6 AND LOTS 17 AND 18, HALLER AND GROOTMAN'S SUBDIVISION (P.B. 5, PG. 4 - P.B.C.R.) AND LOTS 8 THROUGH 13 AND LOTS 26 THROUGH 31, HOFMAN ADDITION TO DELRAY, FLA. (P.B. 5, PG. 3 - P.B.C.R.) IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EQUITY PARTNERS SEVEN, LTD., A FLORIDA LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN HEREON AS DANZANSKY PLAT, A REPLAT OF LOTS 1 THROUGH 6 AND LOTS 17 AND 18, HALLER AND GROOTMAN'S SUBDIVISION, PLAT BOOK 5, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LOTS 8 THROUGH 13 AND LOTS 26 THROUGH 31, HOFMAN ADDITION TO DELRAY, FLA., PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A", DUBLIN PROPERTIES I, LTD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89°28'25" W, ALONG THE MOST NORTHERLY NORTH LINE OF SAID TRACT "A", 138.01 FEET TO THE CENTERLINE OF A 16 FOOT WIDE ALLEY AS SHOWN ON THE PLAT OF HALLER AND GROOTMAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 4 OF SAID PUBLIC RECORDS; THENCE S 01°08'35" E ALONG SAID CENTERLINE, BEING 8 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", 200.00 FEET TO THE MOST SOUTHERLY NORTH LINE OF SAID TRACT; THENCE S 89°28'25" W, ALONG SAID NORTH LINE, 133.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF N.E. 5TH AVENUE (U.S. HIGHWAY 1 - SOUTH BOUND), A 60 FOOT RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF ROAD NO. 5, SECTION 9301-206, DATED JULY 1, 1989; THENCE N 01°08'35" W, ALONG SAID EAST RIGHT-OF-WAY LINE, 659.29 FEET TO THE SOUTH RIGHT-WAY LINE OF N.E. 6TH STREET AS SHOWN ON SAID RIGHT-OF-WAY MAP AND THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°37'00" AND AN ARC DISTANCE OF 23.72 FEET; THENCE N 89°28'25" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 241.00 FEET TO THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°23'00" AND AN ARC DISTANCE OF 23.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.E. 6TH AVENUE (U.S. HIGHWAY NO. 1 - NORTH BOUND) AS SHOWN ON SAID RIGHT-OF-WAY MAP (LAST THREE (3) DESCRIBED COURSES AND DISTANCES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 6TH STREET); THENCE S 01°08'35" E, ALONG SAID WEST RIGHT-OF-WAY LINE, 459.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 155,072 SQUARE FEET, 3.560 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DANZANSKY PLAT AND FURTHER DEDICATES AS FOLLOWS:

- ALL WATER UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER MAINS.
- THE GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH AND TO PRIVATE AND PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION SYSTEMS, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE NON-VEHICULAR ACCESS LINES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EQUITY PARTNERS SEVEN, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.
- TRACTS "B" & "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE 4.00' CROSS-ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO ADJACENT PROPERTY OWNERS FOR PURPOSES OF INGRESS AND EGRESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS EQUITY VENTURES, INC., A FLORIDA CORPORATION, AND FLORIDA PROPERTY INVESTMENT PARTNERS, INC., A FLORIDA CORPORATION, THIS 26TH DAY OF January, 2000.

BY: EQUITY PARTNERS SEVEN, LTD.,
A FLORIDA LIMITED PARTNERSHIP

BY: EQUITY VENTURES, INC.,
A FLORIDA CORPORATION,
AS GENERAL PARTNER

WITNESS: *[Signature]*
PRINT NAME: DOROTHY H. WILKEN

WITNESS: *[Signature]*
PRINT NAME: LOBI BUSH SMITH

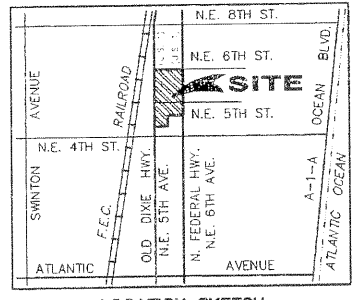
BY: *[Signature]*
BARNEY K. DANZANSKY
PRESIDENT

BY: FLORIDA PROPERTY INVESTMENT
PARTNERS, INC.,
A FLORIDA CORPORATION,
AS GENERAL PARTNER

WITNESS: *[Signature]*
PRINT NAME: DOROTHY H. WILKEN

WITNESS: *[Signature]*
PRINT NAME: LOBI BUSH SMITH

BY: *[Signature]*
GEORGE A. MORGAN, JR.,
PRESIDENT



LOCATION SKETCH
N.T.S.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JANUARY, 2000

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
Polk
BEFORE ME PERSONALLY APPEARED BARNEY K. DANZANSKY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EQUITY VENTURES, INC., A FLORIDA 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 26th DAY OF January, 2000.
MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
Broward
BEFORE ME PERSONALLY APPEARED GEORGE A. MORGAN, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLORIDA PROPERTY INVESTMENT PARTNERS, INC., A FLORIDA 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 26th DAY OF January, 2000.
MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
Polk
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 RECORD BOOK 11344 AT PAGE 1002, 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF February, 2000

WITNESS: *[Signature]*
PRINT NAME: William W. Rayburn
WITNESS: *[Signature]*
PRINT NAME: Jeffrey A. Preston

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
Polk
BEFORE ME PERSONALLY APPEARED JOHN FRAZIER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF PUBLIC SUPERMARKETS, INC., A FLORIDA 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 5th DAY OF February, 2000.
MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
Broward
I, JOEL D. KOPELMAN 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 TO EQUITY PARTNERS SEVEN, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATED: February 2, 2000
[Signature]
JOEL D. KOPELMAN, ESQ.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY OF DELRAY BEACH

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT OF DANZANSKY PLAT, WAS APPROVED ON THE 18th DAY OF JANUARY, A.D. 2000 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]*
ATTEST: *[Signature]*
DEPUTY CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES
[Signature] CITY ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081(1), FLORIDA STATUTES.
BY: *[Signature]*
PAUL D. ENGLE, P.S.M.
FLORIDA REGISTRATION NO. 5708
O'BRIEN, SUTER & O'BRIEN
L.B. NO. 0353

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, 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.

[Signature]
KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

