

TOWN SQUARE

A REPLAT OF A PORTION OF LOTS 1 THROUGH 4, BLOCK 108,
AND A PORTION OF LOTS 8 THROUGH 13, BLOCK 108,
ALONG WITH THE ADJACENT VACATED ALLEY
MAP OF THE TOWN OF LINTON (PLAT BOOK I, PAGE 3, P.B.C.R.)
IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This Plat was filed for record at this day of December 2000 and is recorded in Plat Book No. 40 on Pages 40 and 41.
DOROTHY H. WILKEN, CLERK
BY: *[Signature]*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT TOWN SQUARE OF DELRAY ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TOWN SQUARE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 4, INCLUSIVE, LESS AND EXCEPT THE WEST 10 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND LOTS 8 THROUGH 13, INCLUSIVE, LESS AND EXCEPT THE EAST 5 FEET THEREOF FOR ROAD RIGHT-OF-WAY, BLOCK 108, MAP OF THE TOWN OF LINTON (DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH THAT PORTION OF THE NORTH-SOUTH ALLEY LYING IN BLOCK 108 WHICH LIES BETWEEN LOTS 1, 2, 3, AND THE NORTH 48 FEET OF LOT 4, AND LOTS 8, 9, 10, 11, 12, AND THE NORTH 24 FEET OF LOT 13, BLOCK 108, MAP OF THE TOWN OF LINTON (DELRAY BEACH), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF THAT CERTAIN 16 FOOT ALLEY LYING ADJACENT TO SAID LOTS 4 AND 13, BLOCK 108, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 88°48'43" WEST (ASSUMED BEARING), ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 8.00 FEET; THENCE NORTH 00°01'27" EAST, 2.87 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89°23'29" WEST, ALONG SAID EASTERLY EXTENSION, 8.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 00°01'27" EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 15.98 FEET TO A POINT LYING 48.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 88°33'22" EAST, 16.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13, LYING 24.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 00°01'27" WEST, ALONG SAID WEST LINE OF LOT 13, A DISTANCE OF 18.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF LOT 8, BLOCK 108, MAP OF THE TOWN OF LINTON (DELRAY BEACH), PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH LINE OF SAID LOT 8, LOCATED 5 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 8, RUN WESTERLY ALONG SAID NORTH LINE, 14.78 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.34 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 09'02" TO A POINT ON A LINE PARALLEL TO AND 5 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 8; THENCE RUN NORTH 00 DEGREE 00'00" WEST, ALONG SAID PARALLEL LINE FOR 14.78 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF LOT 1, BLOCK 108, MAP OF THE TOWN OF LINTON (DELRAY BEACH), PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, RUN EASTERLY ALONG SAID NORTH LINE FOR 13.22 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND WITH A RADIUS OF 15 FEET FOR 23.79 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 49'56" TO A POINT ON A LINE PARALLEL TO AND 10 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE RUN NORTH 00 DEGREE 01'02" WEST ALONG SAID PARALLEL LINE FOR 13.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 69,699 SQUARE FEET, MORE OR LESS, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL A IS PLATTED FOR COMMERCIAL PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

PARCEL B IS PLATTED FOR PARKING, INGRESS AND EGRESS PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

PARCEL C1 THROUGH C22, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

ALL PROPERTY OWNERS ON THIS PLAT ARE HEREBY GRANTED THE RIGHTS SET FORTH IN, SUBJECT IN ALL RESPECTS TO THE REQUIREMENTS OF, THAT CERTAIN RECIPROCAL CROSS INGRESS AND EGRESS, PARKING AND DRAINAGE EASEMENT, DATED 03/23/2000, BY AND BETWEEN TOWN SQUARE OF DELRAY ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND TOWN SQUARE OF DELRAY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 11679, PAGE 145, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 UTILITY 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF November 2000.

WITNESS: BY: TOWN SQUARE OF DELRAY ASSOCIATES, LTD. A FLORIDA LIMITED PARTNERSHIP
[Signature]
(PRINTED NAME) TOWN SQUARE OF DELRAY ASSOCIATES, LTD.

WITNESS: BY: 100 NORTH FEDERAL, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER
[Signature]
(PRINTED NAME) 100 NORTH FEDERAL, INC.

WITNESS: BY: MICHAEL D. GLICKSTEIN PRESIDENT
[Signature]
(PRINTED NAME) MICHAEL D. GLICKSTEIN

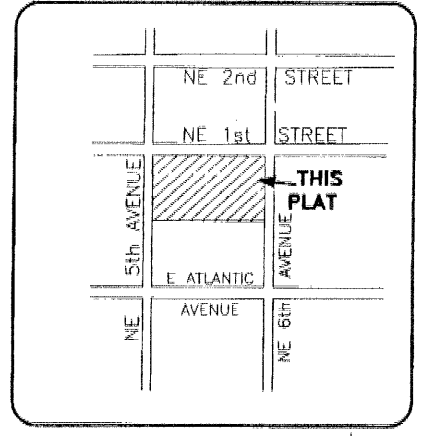
ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH; AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 100 NORTH FEDERAL, 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 21st DAY OF November 2000.

NOTARY PUBLIC:
[Signature]
PRINTED NAME: JANET TAGGART
MY COMMISSION EXPIRES: 11/11/01



LOCATION MAP
NOT TO SCALE

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, FL 33309
PH: 954-776-7604 • FAX: 954-776-7608

MARCH, 2000

CHAPTER 177 REVIEW:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF TOWN SQUARE, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 11/28/00 BY: *[Signature]* PAUL D. ENGLE
(PRINTED NAME) PAUL D. ENGLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I, JAMES J. WHEELER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED IN TOWN SQUARE OF DELRAY ASSOCIATES, 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.

DATED: 11/9/00 BY: *[Signature]* JAMES J. WHEELER, A., PARTNER

APPROVALS:

THIS PLAT OF TOWN SQUARE WAS APPROVED ON THE 7th DAY OF March, A.D. 2000 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

AND REVIEWED, ACCEPTED AND CERTIFIED BY:
[Signature] MAYOR
[Signature] CITY CLERK (Deputy)
[Signature] DIRECTOR OF PLANNING AND ZONING
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] CITY ENGINEER
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES
[Signature] FIRE MARSHAL

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA 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 THE CITY OF DELRAY BEACH, FLORIDA.

DATED: MARCH 22, 2000 BY: *[Signature]* MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 99-0471

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF BLOCK 108, SAID LINE BEARS: NORTH (ASSUMED).
- 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.
- 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 ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- 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.
- D.E. - DENOTES DRAINAGE EASEMENT.
P. - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.
P.B. - DENOTES PLAT BOOK.
ORB - DENOTES OFFICIAL RECORDS BOOK.
POB - DENOTES POINT OF BEGINNING.
POG - DENOTES POINT OF COMMENCEMENT.
C - DENOTES CENTERLINE.
U.E. - DENOTES UTILITY EASEMENT.
R/W - DENOTES RIGHT-OF-WAY.
G.U. - DENOTES GENERAL UTILITY EASEMENT.
N.R. - DENOTES NON-RADIAL.
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
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 RECORD BOOK 11209, AT PAGE 1606 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF November 2000.

WITNESS: BY: COLONIAL BANK AN ALABAMA BANKING CORPORATION
[Signature]
(PRINTED NAME) JUDITH A. BALERHO
MICHAEL P. IRVIN
VICE PRESIDENT

WITNESS: BY: *[Signature]*
(PRINTED NAME) MICHAEL P. IRVIN

WITNESS: BY: *[Signature]*
(PRINTED NAME) MICHAEL P. IRVIN

ACKNOWLEDGEMENT

STATE OF Florida SS
COUNTY OF Dela Beach

BEFORE ME PERSONALLY APPEARED MICHAEL P. IRVIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH; AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF COLONIAL BANK, AN ALABAMA BANKING 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 30th DAY OF November 2000.

NOTARY PUBLIC:
[Signature]
PRINTED NAME: [Signature]

DEDICATION (100 NORTH FEDERAL, INC.)	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (COLONIAL BANK)	ACKNOWLEDGEMENT	REVIEWING SURVEYOR (MICHAEL D. ROSE)	CITY OF DELRAY BEACH	SURVEYOR
--------------------------------------	-----------------	-------------------------------------	-----------------	--------------------------------------	----------------------	----------