

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT DELINT, INC., A MAINE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE WEST ONE-HALF (W 1/2) OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 4, LINTON CENTER, AS RECORDED IN PLAT BOOK 39, AT PAGES 8 AND 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST; CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 29, THENCE, SOUTH 89° 53' 07" EAST ALONG THE EAST-WEST ONE-QUARTER LINE OF SAID SECTION; A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 01° 54' 45" WEST, A DISTANCE OF 224.30 FEET; THENCE, NORTH 08° 29' 08" EAST, A DISTANCE OF 104.52 FEET; THENCE, NORTH 01° 54' 45" WEST, A DISTANCE OF 210.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 67° 36' 32"; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.90 FEET TO A NON-TANGENT LINE; THENCE, RADIALLY NORTH 24° 18' 13" WEST, A DISTANCE OF 154.42 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 200.33 FEET, AN INITIAL TANGENT BEARING OF SOUTH 64° 31' 09" WEST AND A CENTRAL ANGLE OF 00° 22' 22"; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1.30 FEET TO A NON-TANGENT LINE; THENCE, NORTH 10° 34' 28" EAST, A DISTANCE OF 422.22 FEET; THENCE, SOUTH 89° 59' 55" EAST, A DISTANCE OF 59.72 FEET; THENCE, SOUTH 00° 00' 05" WEST, A DISTANCE OF 100.81 FEET; THENCE, NORTH 87° 12' 58" EAST, A DISTANCE OF 578.12 FEET; THENCE, NORTH 46° 49' 15" EAST, A DISTANCE OF 204.94 FEET; THENCE, SOUTH 43° 10' 45" EAST, A DISTANCE OF 288.34 FEET; THENCE, NORTH 46° 49' 15" EAST, A DISTANCE OF 220.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LINDELL BOULEVARD; THE LAST FIVE (5) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF BUILDER'S SQUARE - LINTON CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70 AT PAGE 137 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, SOUTH 43° 10' 45" EAST, ALONG SAID WEST LINE OF LINDELL BOULEVARD, A DISTANCE OF 712.33 FEET; THENCE, SOUTH 46° 49' 15" WEST, A DISTANCE OF 158.87 FEET; THENCE, SOUTH 81° 47' 49" WEST, A DISTANCE OF 197.56 FEET; THENCE, SOUTH 22° 30' 00" WEST, A DISTANCE OF 19.13 FEET; THENCE, SOUTH 00° 00' 00" WEST, A DISTANCE OF 48.50 FEET; THENCE, SOUTH 45° 00' 00" WEST, A DISTANCE OF 158.39 FEET; THENCE, SOUTH 00° 00' 00" WEST, A DISTANCE OF 70.00 FEET; THENCE, SOUTH 38° 00' 00" EAST, A DISTANCE OF 132.36 FEET; THENCE, SOUTH 44° 51' 05" WEST, A DISTANCE OF 242.41 FEET; THENCE, SOUTH 49° 00' 00" WEST, A DISTANCE OF 227.50 FEET; THENCE, SOUTH 24° 30' 00" WEST, A DISTANCE OF 20.73 FEET; THENCE, SOUTH 08° 40' 14" EAST, A DISTANCE OF 45.31 FEET; THENCE, SOUTH 41° 00' 00" WEST, A DISTANCE OF 175.02 FEET; THENCE, SOUTH 61° 05' 52" WEST, A DISTANCE OF 109.50 FEET; THENCE, SOUTH 45° 00' 00" WEST, A DISTANCE OF 29.95 FEET; THENCE, NORTH 90° 00' 00" WEST, A DISTANCE OF 101.29 FEET; THENCE, NORTH 45° 00' 00" WEST, A DISTANCE OF 19.13 FEET; THENCE, NORTH 67° 30' 00" WEST, A DISTANCE OF 162.43 FEET; THENCE, NORTH 45° 00' 00" WEST, A DISTANCE OF 49.90 FEET; THENCE, NORTH 55° 29' 29" WEST, A DISTANCE OF 87.37 FEET; THENCE, NORTH 67° 30' 00" WEST, A DISTANCE OF 30.61 FEET; THENCE, NORTH 90° 00' 00" WEST, A DISTANCE OF 123.18 FEET; THENCE, NORTH 45° 00' 00" WEST, A DISTANCE OF 47.02 FEET; THENCE, NORTH 90° 00' 00" WEST, A DISTANCE OF 251.69 FEET; THE LAST TWENTY-FOUR (24) DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF WATERFORD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 AT PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, FLORIDA; CONTAINING 48.27 ACRES, MORE OR LESS; AND ARE SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "WATERFORD PARK" AND FURTHER DEDICATED AS FOLLOWS:

PARCELS "A", "B", AND "C" ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING DISTRICT MAP.

PARCEL "D" IS HEREBY DEDICATED TO WATERFORD PLACE OWNERS ASSOCIATION, INC. AS A PRIVATE ACCESS TRACT, DRAINAGE EASEMENT AND GENERAL UTILITY EASEMENT (G.U.) TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. RIGHT-OF-ACCESS IS HEREBY GRANTED TO THE CITY OF DELRAY BEACH FOR EMERGENCY PURPOSES.

LAKE TRACTS "A", "B" AND "C" ARE HEREBY DEDICATED TO THE WATERFORD PLACE OWNERS ASSOCIATION, INC. AS LAKE MANAGEMENT TRACTS TO BE MAINTAINED BY SAID ASSOCIATION WITH A DEDICATED RIGHT-OF-ACCESS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

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.

DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE WATERFORD PLACE OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

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 AND CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

LAKE MAINTENANCE EASEMENTS ARE HEREBY GRANTED TO THE WATERFORD PLACE OWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE PURPOSES. RIGHT-OF-ACCESS IS HEREBY GRANTED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.

FLOWAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF DELRAY BEACH FOR CONTINUATION OF STORM WATER RUNOFF.

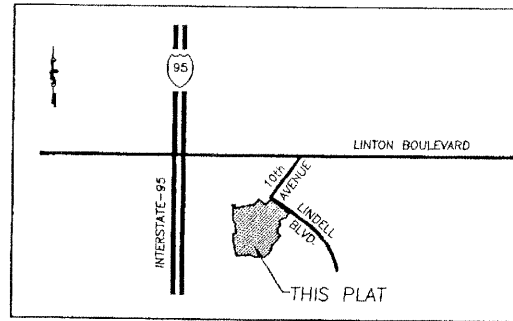
WATERFORD PARK

BEING A REPLAT OF A PORTION OF PARCEL 4, PLAT OF LINTON CENTER AS RECORDED IN PLAT BOOK 39, PAGES 8 AND 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY:

Heller - Weaver and Sheremeta, Inc. Engineers ... Surveyors ... Planners 310 SE. 1st Street, Suite 4 Delray Beach, FL 33483 (561) 243-8700



DEDICATION CONTINUED:

IN WITNESS WHEREOF, DELINT, INC. A MAINE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 25th DAY OF July, 2001

WITNESS: Kathryn & Douglas (signature) BY: Mark Walsh, VICE PRESIDENT (signature)

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED MARK WALSH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF DELINT, INC., A MAINE 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 25th DAY OF July, 2001. MY COMMISSION EXPIRES: 1/14/05 Kathryn & Douglas NOTARY PUBLIC CC 989373

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

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 8903 AT PAGE 395 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 25th DAY OF July, 2001.

WITNESS: Deborah Howard (signature) BY: C. L. Kuzmirek, VICE PRESIDENT (signature) WACHOVIA BANK, N.A. A NORTH CAROLINA CORPORATION

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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 4:03 P.M. THIS 6 DAY OF August 2001 AND DULY RECORDED IN PLAT BOOK NO. 71 ON PAGE 12-13-14 DOROTHY H. WILKEN CLERK, CIRCUIT COURT BY: [signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED C.L. KUZMIREK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, N.A., 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 30th DAY OF July, 2001.

MY COMMISSION EXPIRES: 5/14/02 [signature] NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, RICHARD H. CRITCHFIELD, 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 DELINT, INC., A MAINE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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: July 25, 2001 RICHARD H. CRITCHFIELD ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 ACCORDING TO F.S. 117.091(9) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: March 1st, 2001 HELLER-WEAVER AND SHEREMETA, INC. CERTIFICATE OF AUTHORIZATION L.B. NO. 3449 JOHN D. WEAVER, P.S.M. LICENSE NO. 3550 STATE OF FLORIDA

REVIEWING SURVEYOR'S STATEMENT

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

DATED: 7/26/01 O'BRIEN SUITER & O'BRIEN, INC. CERTIFICATE OF AUTHORIZATION L.B. NO. 353 PAUL D. ENGLE, P.S.M. LICENSE NO. 5708 STATE OF FLORIDA

CITY APPROVALS

THIS PLAT OF "WATERFORD PARK" AS APPROVED ON THE 10th DAY OF July, A.D. 2001 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Mayor: [signature] Attest: Barbara Danville, CITY CLERK. AND REVIEWED, ACCEPTED, AND CERTIFIED BY: Paul Dolan, DIRECTOR OF PLANNING AND ZONING; Deborah Howard, CITY ENGINEER; [signature], CHAIRPERSON, PLANNING AND ZONING; [signature], FIRE MARSHAL; [signature], DIRECTOR OF ENVIRONMENTAL SERVICES.

