



COUNTY OF PALM BEACH
STATE OF FLORIDA

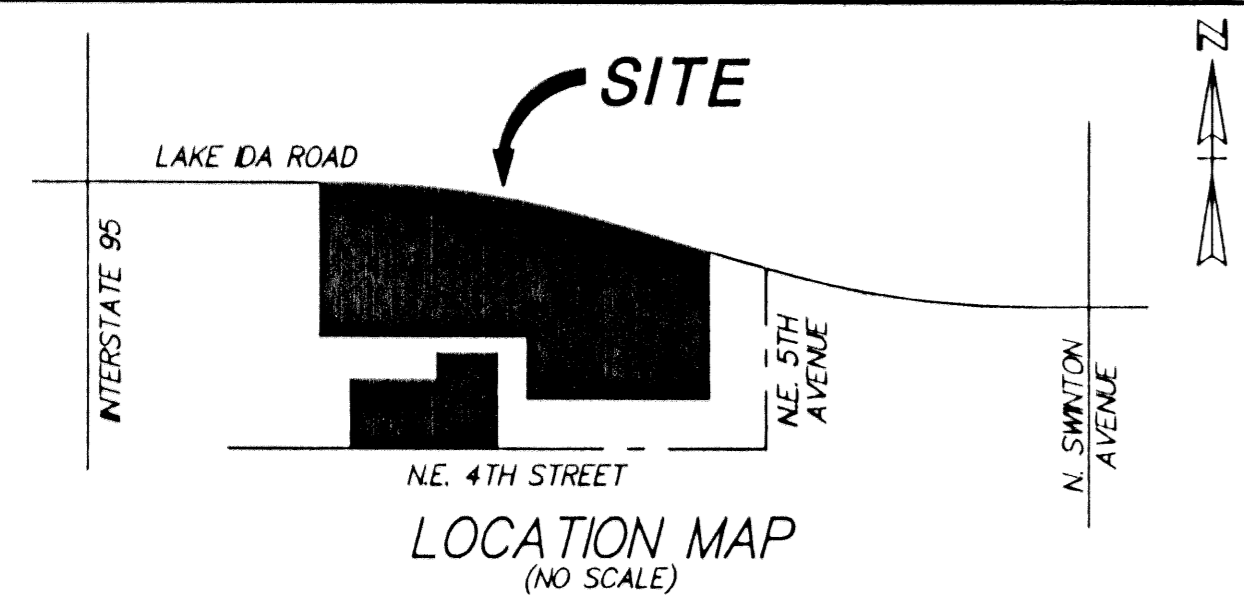
THIS PLAT WAS FILED FOR RECORD AT 8:12 AM
THIS 30th DAY OF October
2001, AND DULY RECORDED IN PLAT BOOK NO
92 ON PAGES 96+97

DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
[Signature]

COMMUNITY CHILD CARE CENTER REPLAT NO. 1

BEING A REPLAT OF TRACT B, COMMUNITY CHILD CARE CENTER (PLAT BOOK 65, PAGE 106) AND A REPLAT OF A PORTION OF LOT 5, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA (PLAT BOOK 1, PAGE 4), CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DECEMBER 2000
SHEET 1 OF 2



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITY CHILD CARE CENTER OF DELRAY BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT B, COMMUNITY CHILD CARE CENTER (PLAT BOOK 65, PAGE 106) AND A REPLAT OF A PORTION OF LOT 5, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA (PLAT BOOK 1, PAGE 4), CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COMMUNITY CHILD CARE CENTER REPLAT NO. 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 5, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TRACT "B", COMMUNITY CHILD CARE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF (W/1/2) OF SAID LOT 5; THENCE N90°00'00"E, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 4000 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"E, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 235.68 FEET; THENCE N0°05'44"W, A DISTANCE OF 160.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 135.36 FEET; THENCE S0°05'44"E, A DISTANCE OF 25.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 100.96 FEET; THENCE S0°22'07"E, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF (W/1/2) OF SAID LOT 5; THENCE N90°00'00"E, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 4000 FEET; THENCE CONTINUE N90°00'00"E, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 235.68 FEET; THENCE N0°05'44"W, A DISTANCE OF 25.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 40.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"E, A DISTANCE OF 281.81 FEET; THENCE N0°37'30"W, A DISTANCE OF 70.07 FEET; THENCE N50°30'57"W, A DISTANCE OF 96.42 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 39°27'15" AND A RADIUS OF 773.02 FEET; THENCE NORTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 538.44 FEET; THENCE N89°58'12"W, A DISTANCE OF 14.57 FEET; THENCE S0°22'34"E, A DISTANCE OF 160.00 FEET; THENCE S89°58'12"E, A DISTANCE OF 300.33 FEET; THENCE S0°34'43"E, A DISTANCE OF 149.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.9221 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATED AS FOLLOWS:

TRACT "A" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS. ANY DRAINAGE FACILITIES LOCATED IN UTILITY EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMMUNITY CHILD CARE CENTER OF DELRAY BEACH, INC.

ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE GENERAL PUBLIC FOR INGRESS/EGRESS AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMMUNITY CHILD CARE CENTER OF DELRAY BEACH, INC.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF July, 2001

COMMUNITY CHILD CARE CENTER OF DELRAY BEACH, INC. A FLORIDA CORPORATION

WITNESS: [Signature] BY: [Signature] PRESIDENT

WITNESS: [Signature]

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) AND MONUMENTS ACCORDING TO SEC. 177.08(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

Paul D. Engle
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SUITER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 5, HAVING A BEARING OF N90°00'00"E.

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 THIS COUNTY.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACE 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 PLACE ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

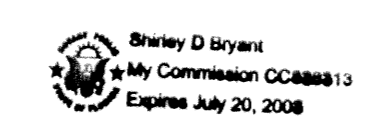
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David L. Hendinger, who is PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COMMUNITY CHILD CARE CENTER OF DELRAY BEACH, 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 2nd DAY OF July, 2001

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC NAME: Shirley Bryant COMMISSION NO.: 06838313



CITY APPROVAL:

THIS PLAT OF COMMUNITY CHILD CARE CENTER REPLAT NO. 1 AS APPROVED ON THIS 5 DAY OF June, A.D. 2001 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

David W. Schmidt ATTEST: Barbara Devito
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Corbin DIRECTOR OF PLANNING AND ZONING

Ronald H. Kujawa CITY ENGINEER

W.S. Adams FIRE MARSHAL

Richard C. Halo DIRECTOR OF ENVIRONMENTAL SERVICES

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 THE COMMUNITY CHILD CARE CENTER REPLAT NO. 1, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 7-03-01 [Signature]

JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID B. DICKSON, 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 COMMUNITY CHILD CARE CENTER OF DELRAY BEACH, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: July 2, 2001 [Signature]

NAME: [Signature] ATTORNEY STATE OF FLORIDA

