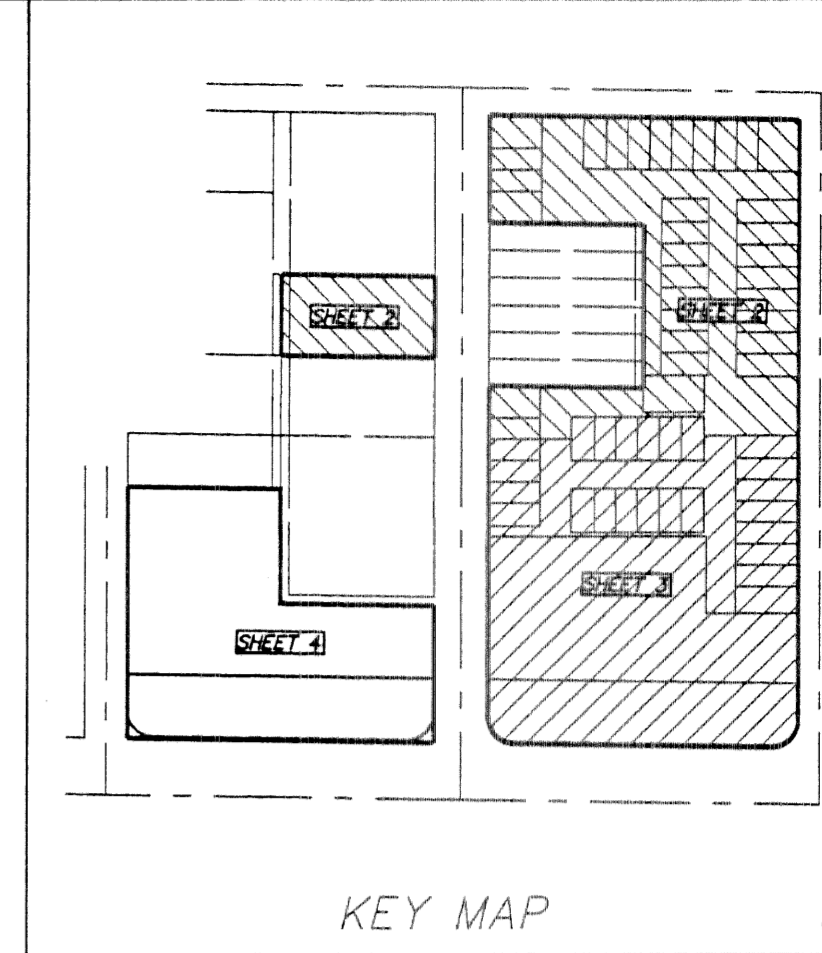
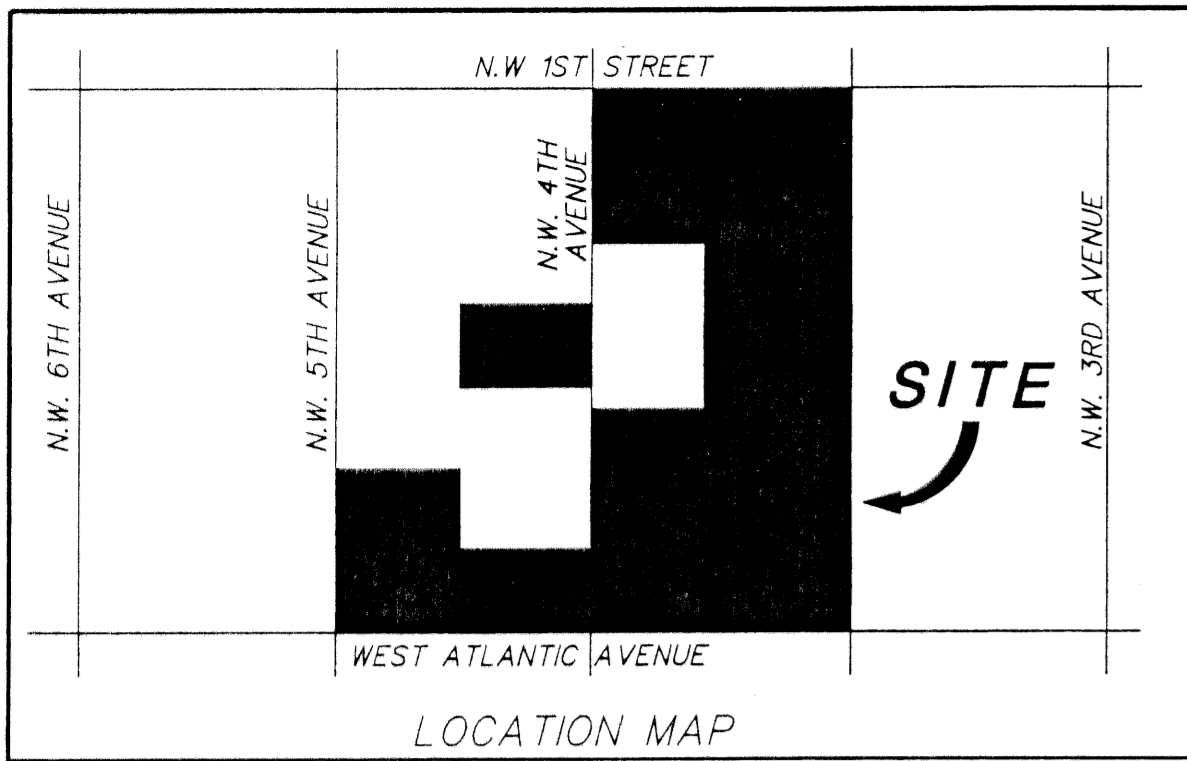


ATLANTIC GROVE

BEING A REPLAT OF A PORTION OF BLOCK 28, TOWN OF LINTON (NOW DELRAY BEACH), PLAT BOOK 1, PAGE 3 (SHEET 2) AND A PORTION OF BLOCK 36, REVISED PLAT OF BLOCK 36, PLAT BOOK 5, PAGE 38, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JANUARY 2002
SHEET 1 OF 4



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:33 a.m.
THIS 20th DAY OF September
2002, AND DULY RECORDED IN PLAT BOOK NO.
96 ON PAGES 55-58
DORTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY Shirley L. Gold S.O.C.

THE NON-VEHICULAR LINES SHOWN HEREON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS AND THE ADJACENT RIGHT OF WAY.

THE SIDEWALK EASEMENTS AND SIDEWALK AND PARKING EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS AND PARKING PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF September, 2002.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AN ENTITY CREATED PURSUANT TO CHAPTER 163, FLORIDA STATUTE

WITNESS: Shirley L. Gold BY: John D. Weaver
JOHN D. WEAVER
CHAIRMAN

WITNESS: Shirley L. Gold

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN D. WEAVER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AN ENTITY CREATED PURSUANT TO CHAPTER 163, FLORIDA STATUTE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS CHAIRMAN OF SAID ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ENTITY 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 ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF SEPTEMBER, 2002.

MY COMMISSION EXPIRES: 11/28/05



Dianne G. Harvey
NOTARY PUBLIC
NAME: DIANNE G. HARVEY
COMMISSION NO.: DD 074830

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT W. FERGUSON, 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 THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AN ENTITY CREATED PURSUANT TO CHAPTER 163, FLORIDA STATUTE; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9/10/02

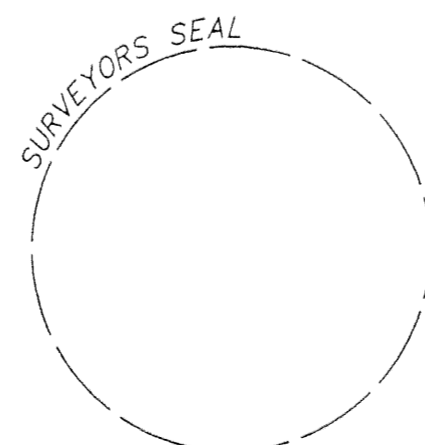
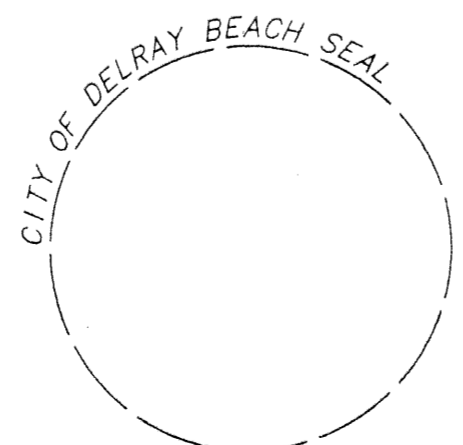
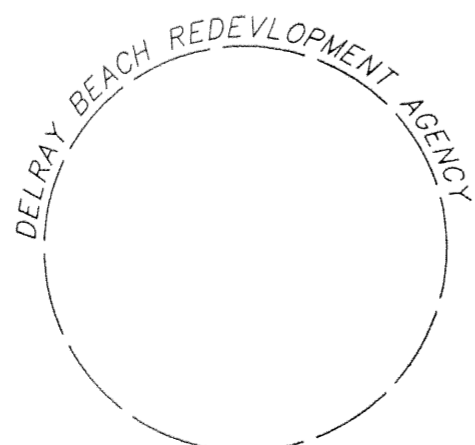
Robert W. Ferguson
NAME:
ATTORNEY STATE OF FLORIDA

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 ATLANTIC GROVE 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: 9/11/02

David P. Lindley
DAVID P. LINDLEY
LICENSE NO. 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
CERTIFICATE OF AUTHORIZATION #LB 3591



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 AND PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

Paul D. Engle 8/20/02
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708

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

CITY APPROVAL:

THIS PLAT OF ATLANTIC GROVE AS APPROVED ON THIS 6th DAY OF August, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

David S. Smith ATTEST: Barbara Garito
MAYOR: CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Sorby DIRECTOR OF PLANNING AND ZONING
Randall H. Kuykendall CITY ENGINEER
Bill C. Hahn DIRECTOR OF ENVIRONMENTAL SERVICES
Barbara Garito CHAIRPERSON, PLANNING AND ZONING
W.S. Adams FIRE MARSHAL

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF BLOCK 36 HAVING A BEARING OF N0°00'00"E. (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 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, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, AN ENTITY CREATED PURSUANT TO CHAPTER 163, FLORIDA STATUTE, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF BLOCK 28, TOWN OF LINTON (NOW DELRAY BEACH), PLAT BOOK 1, PAGE 3 (SHEET 2) AND A PORTION OF BLOCK 36, REVISED PLAT OF BLOCK 36, PLAT BOOK 5, PAGE 38, SECTION 17, TOWNSHIP 46, SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ATLANTIC GROVE" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 15, LOTS 22 THROUGH 28 AND LOTS 29 THROUGH 39, LESS THE SOUTH 20 FEET THEREOF AND LESS THE ROAD RIGHT OF WAY FOR WEST ATLANTIC AVENUE AS SHOWN IN ROAD PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN BLOCK 36, REVISED PLAT OF BLOCK 36, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE 16 FOOT ALLEY RIGHT OF WAY LYING IN BLOCK 36, REVISED PLAT OF BLOCK 36, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION OF THE WEST HALF (W.1/2) OF THE 16 FOOT ALLEY RIGHT OF WAY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 16 THROUGH 21, INCLUSIVE.

TOGETHER WITH:

LOT 5, LESS THE NORTH 50 FEET THEREOF, LOTS 6, 9 AND 13 THROUGH 16, INCLUSIVE, LESS THE SOUTH 20 FEET THEREOF, BLOCK 28, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 (SHEET 2), PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE EAST HALF (E.1/2) OF THE 16 FOOT ALLEY RIGHT OF WAY LYING WEST OF AND ADJACENT TO THE WEST LINE OF LOT 9, BLOCK 28, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 (SHEET 2), PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE WEST HALF (W.1/2) OF THE 16 FOOT ALLEY RIGHT OF WAY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOT 5, LESS THE NORTH 50 FEET THEREOF AND LOT 6, ALL THAT PORTION OF THE 16 FOOT ALLEY RIGHT OF WAY LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF LOTS 13 AND 14, AND THAT PORTION OF THE SOUTH HALF (S.1/2) OF THE 16 FOOT ALLEY RIGHT OF WAY LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF LOTS 15 AND 16, ALL LYING IN BLOCK 28, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 (SHEET 2), PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 208,906 SQUARE FEET OR 4.80 ACRES MORE OR LESS.

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

TRACTS A AND B ARE HEREBY DEDICATED TO THE PUBLIC AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

LOTS 1 THROUGH 55, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

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

TRACT C-3 IS HEREBY DEDICATED TO THE ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC. FOR PARKING PURPOSES AND TO BE MAINTAINED BY SAID CORPORATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT R-1 IS HEREBY DEDICATED TO ATLANTIC GROVE TOWNHOME ASSOCIATION, INC. FOR RECREATIONAL AND ROOF OVERHANG PURPOSES AND IS TO BE MAINTAINED BY SAID CORPORATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT R-2 IS HEREBY DEDICATED TO ATLANTIC GROVE TOWNHOME ASSOCIATION, INC. FOR INGRESS-EGRESS AND UTILITY AND ROOF OVERHANG PURPOSES TO BE OWNED AND MAINTAINED BY SAID CORPORATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

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.

ALL GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT 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 FACILITY.