

SURVEYORS NOTES

- 1) BEARING BASE: THE WEST LINE OF SECTION 16 IS ASSUMED TO BEAR S 01° 32' 35" E, ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO;
- 2) THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

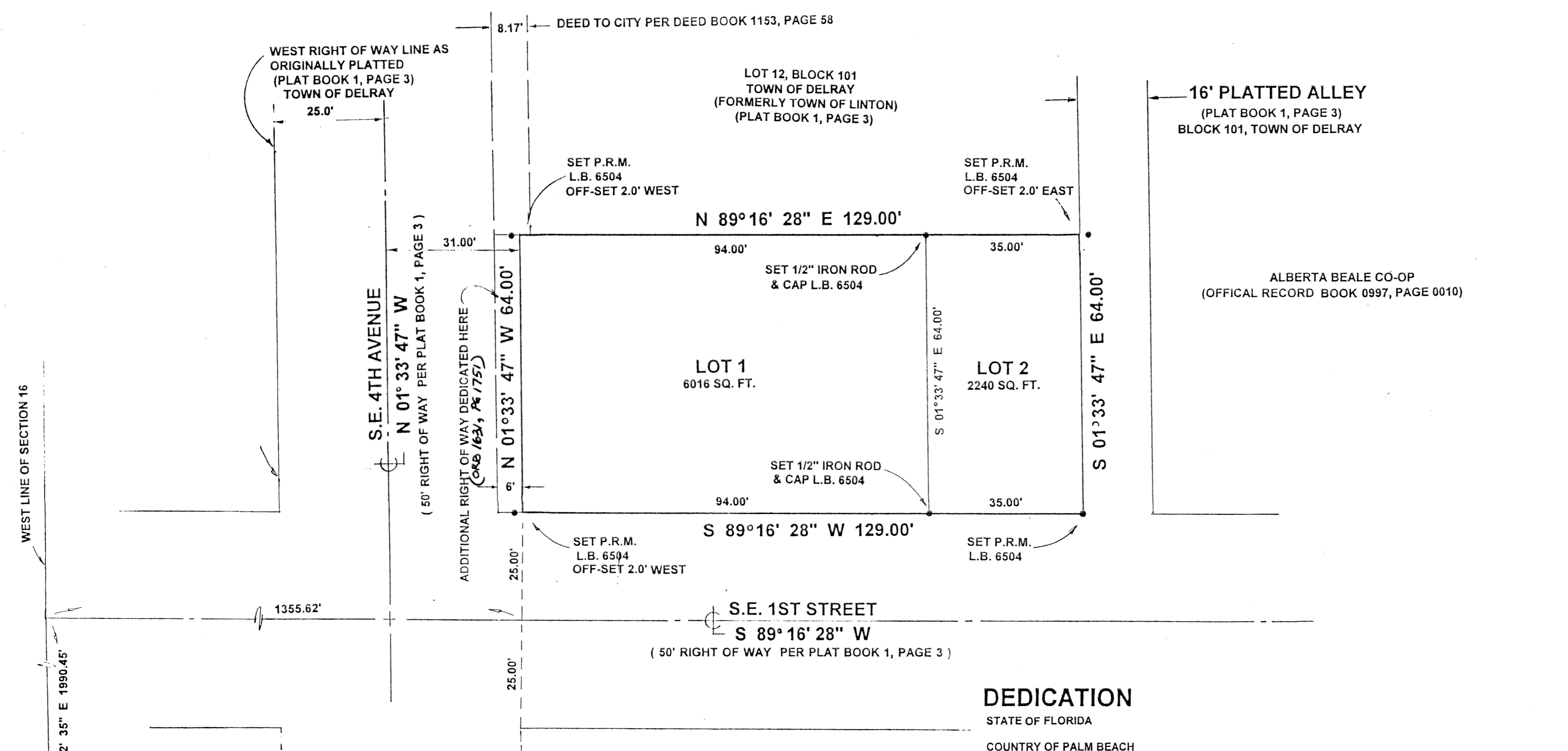
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

DELRAY 403

BEING A REPLAT OF LOT 13, LESS THE WEST SIX FEET TAKEN FOR STREET RIGHT-OF-WAY, BLOCK 101, PLAT OF THE TOWN OF DELRAY (FORMERLY TOWN OF LINTON), AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF DELRAY BEACH.

VACINITY MAP
NOT TO SCALE

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:09 AM
THIS 24th DAY OF JANUARY 2003
AND DULY RECORDED IN PLAT BOOK NO. 99
ON PAGE(S) 55
J. J. WILKINSON, CLERK OF CIRCUIT COURT
BY: [Signature]



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, W. RODGERS MOORE, 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 DELRAY 403, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD ~~OR OTHERWISE TERMINATED BY THE STATE~~ SHOWN HEREON, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: January 13, 2003

W. RODGERS MOORE, ATTORNEY-AT-LAW
LICENSED IN FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH Gilchrist JPH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS 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 (PRESIDENT) (VICE PRESIDENT) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF JANUARY, 2003.

BY: [Signature]
NICHOLAS KORTSIS

BY: [Signature]
NANCY GAIL KORTSIS

WITNESS: [Signature]
AS TO BOTH

ACKNOWLEDGEMENT FOR MORTGAGE

STATE OF FLORIDA
COUNTY OF PALM BEACH Gilchrist JPH

BEFORE ME PERSONALLY APPEARED NICHOLAS KORTSIS AND NANCY GAIL KORTSIS WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED FL. DRIVER LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT INSTRUMENT IS THE FREE ACT AND DEED OF SAID PERSONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF January, 2003

MY COMMISSION EXPIRES: 4-20-05 [Signature]
NOTARY PUBLIC

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 PERMANENT CONTROL POINTS ("P.C.P.S) AND MONUMENTS 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.

RENNER, BURGESS, INC.
1 S.E. 4TH AVENUE
DELRAY BEACH, FL 33483
LICENSE NO. 50889
STATE OF FLORIDA

[Signature]
HARRY A. BURGESS, P.L.S.
DATE: 12-20-02

CITY APPROVAL

THIS PLAT OF DELRAY 403, AS APPROVED ON THE 3 DAY OF DECEMBER A.D. 2002 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

[Signature] MAYOR
[Signature] CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] CHAIRPERSON, PLANNING & ZONING BOARD
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD DEA AND LINDA DEA WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF DELRAY 403, L.L.C., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF DECEMBER, 2002

MY COMMISSION EXPIRES: Jeffery Errol Aron
NOTARY PUBLIC
DD05450 Exp. 8-22-05

CITY OF DELRAY

DEDICATION

STATE OF FLORIDA
COUNTRY OF PALM BEACH

KNOW ALL MENT BY THESE PRESENTS: THAT DELRAY 403, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

LOT 13, LESS THE WEST 6 FEET THEREOF, BLOCK 101, PLAT OF THE TOWN OF DELRAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, FLORIDA; CONTAINING 0.1895 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 SHOWN HEREON AS " DELRAY 403", AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2, PLAT OF DELRAY 403 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING AND DISTRICT MAP.

IN WITNESS WHEREOF, DELRAY 403, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF DECEMBER, 2002.

WITNESS: [Signature] AS TO BOTH
WITNESS: [Signature] AS TO BOTH

BY: [Signature] RICHARD DEA
BY: [Signature] LINDA DEA

DELRAY 403, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY,
LICENSED TO DO BUSINESS IN FLORIDA

REVIEWING SURVEYORS' 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 DELRAY 403, AS REQUIRED BY CHARTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHARTER 177, PART 1, FLORIDA STATUTES.

SIGNATURE: [Signature] PAUL D. ENGLE
LICENCE No. 5708
STATE OF FLORIDA

DATE: 12/20/02

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

LEGEND:

P.R.M. = PERMANENT REFERENCE MONUMENT
C = CENTERLINE
SQ. FT. = SQUARE FEET

SCALE: 1" = 20'

FOUND BRASS DISC. (UNNUMBERED)
S.W. CORNER SECTION 16,
TOWNSHIP 42 SOUTH,
RANGE 43 EAST

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