

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

SDA SHAH & ASSOCIATES ENGINEERING SURVEYING PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456 1835 S.Parmeter Road • Suite 190 • Ft. Lauderdale, FL 33309

SEPTEMBER, 2002

THE MERIDIAN

A REPLAT OF A PORTION OF LOTS 1 THROUGH 6, BLOCK 120, TOGETHER WITH THE WEST 8 FEET OF THE ADJACENT VACATED ALLEY BLANK-NICHOLS SUBDIVISION (PB 13, PG 28, P.B.C.R.) AND A REPLAT OF A PORTION OF BLOCK 120, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA (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 COUNTY OF PALM BEACH SS This Plat was filed for record at 3:58 P.M., this 7th day of April, 2003 and duly recorded in Plat Book No. 92 on Pages 92 and 93. DOROTHY H. WILKEN, CLERK BY: [Signature]

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MALLORY II, LLC., A FLORIDA LIMITED LIABILITY COMPANY 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 THE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5 AND 6, BLOCK 120 OF THE BLANK-NICHOLS SUBDIVISION, ACCORDING TO THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 13, PAGE 28, EXCEPT THE WEST FIVE (5) FEET OF THE SUBJECT PREMISES WHICH WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 268 TOGETHER WITH THE NORTH 87.5 FEET OF THE SOUTH ONE-HALF (S1/2) OF THE WEST 143 FEET OF BLOCK 120, OF THE CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON) ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 3, EXCEPT THE WEST FIVE (5) FEET OF THE SUBJECT PREMISES WHICH WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 268, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE 16 FOOT ALLEY AS DEEDED IN DEED BOOK 352, PAGE 384 AND DEED BOOK 550, PAGE 282, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO TOGETHER WITH THE WEST 8 FEET OF THE PLATTED 16 FOOT WIDE ALLEY LYING ADJACENT TO SAID LOTS 3, 4, 5, AND 6, NOW VACATED.

TOGETHER WITH:

LOTS 1 AND 2, BLOCK 120 IN BLANK-NICHOLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE WEST 8 FEET OF THAT CERTAIN PLATTED 16 FOOT WIDE ALLEY LYING ADJACENT TO SAID LOTS 1 AND 2, NOW VACATED.

LESS AND EXCEPT THEREFROM THE FOLLOWING TWO PARCELS OF LAND, AS CONVEYED TO THE STATE OF FLORIDA, IN OFFICIAL RECORDS BOOK 512, PAGE 323, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THE WEST 5 FEET OF LOTS 1 AND 2, BLANK NICHOLS SUBDIVISION OF THE NORTH HALF OF BLOCK 120, DELRAY, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 28, PALM BEACH COUNTY PUBLIC RECORDS,

AND

A PARCEL OF LAND IN LOT 1, BLANK-NICHOLS SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGE 28, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 5 FEET EASTERLY FROM THE N.W. CORNER OF SAID LOT 1, RUN EASTERLY ALONG SAID NORTH LINE FOR 15.23 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 15 FEET FOR 23.80 FEET, THROUGH A CENTRAL ANGLE OF 90°54'00" TO A POINT ON A LINE PARALLEL TO AND 5 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 1; THENCE RUN NORTH 01°01'05" WEST ALONG SAID PARALLEL LINE FOR 15.23 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TWO PARCELS OF LAND LOCATED IN BLOCK 120, TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS:

PARCEL NO. 1: THE SOUTH 70 FEET OF THE WEST 127 FEET OF SAID BLOCK 120, TOWN OF LINTON, LESS ROAD RIGHT-OF-WAY FOR STATE ROAD NO. 5 (U.S. 1) CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS. BOOK 430, PAGE 418, PALM BEACH COUNTY RECORDS.

PARCEL NO. 2: THE NORTH 52 FEET OF THE SOUTH 122 FEET OF THE WEST 143 FEET OF SAID BLOCK 120, TOWN OF LINTON, LESS ROAD RIGHT-OF-WAY FOR STATE ROAD NO. 5 (U.S. 1) CONVEYED BY DEED RECORDED IN O.R. BOOK 387, PAGE 319, PALM BEACH COUNTY RECORDS.

TOGETHER WITH:

THE WEST 143 FEET OF THE SOUTH ONE-HALF (S1/2) OF BLOCK 120, LESS THE NORTH 87.5 FEET, THE SOUTH 122 FEET, AND THE WEST 5 FEET THEREOF, DELRAY BEACH (FORMERLY KNOWN AS THE MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTE: THIS LEGAL DESCRIPTION IS DIFFERENT THAN THE LEGAL DESCRIPTION CONTAINED IN WARRANTY DEED VESTING THE PROPERTY IN HAROLD JONAS, RECORDED IN OFFICIAL RECORDS BOOK 12022, PAGE 1864, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 12048, PAGE 173, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THAT SAID DEEDS CONTAINED A WRONG LESS OUT FOR THE EAST PORTION OF BLOCK 120, WHICH SHOULD BE LESS 163 FEET, INSTEAD OF LESS 143 FEET.

TOGETHER WITH:

THE EAST 16.00 FEET OF THE WEST 143.00 FEET OF THE SOUTH 70.00 FEET OF BLOCK 120, TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

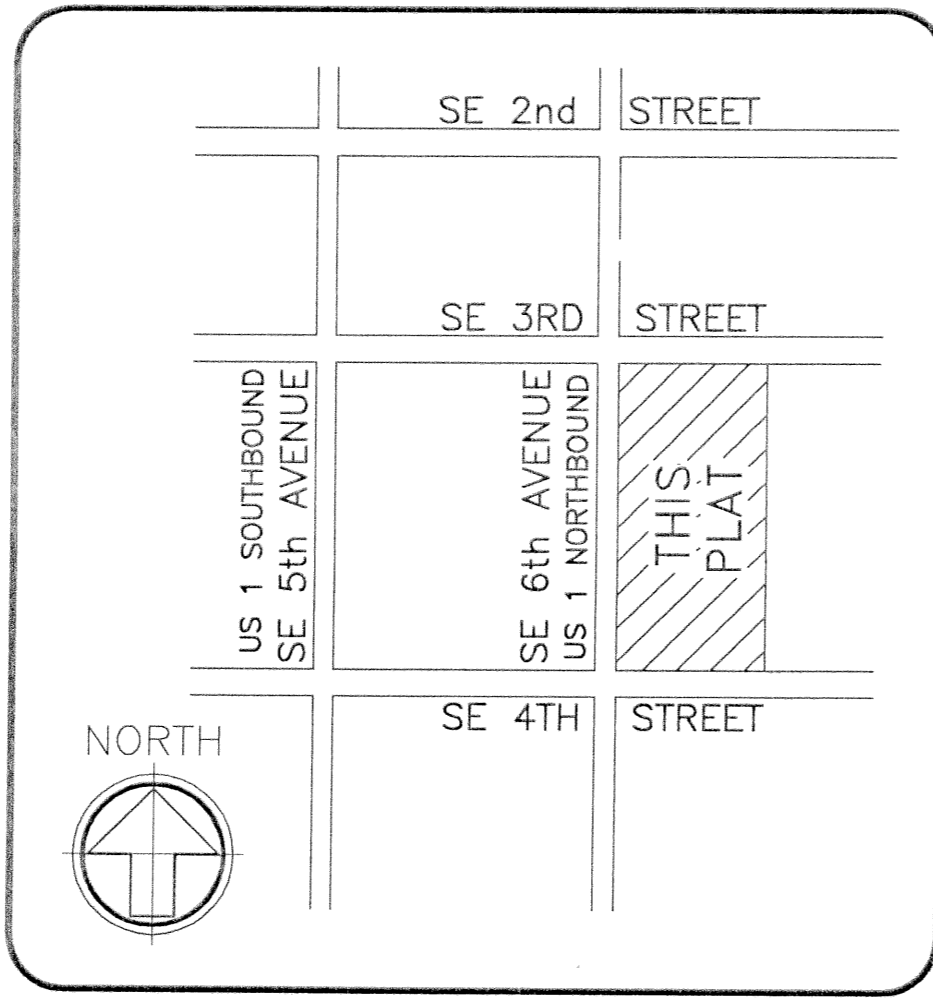
SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 1.973 ACRES (85,951 SQUARE FEET), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE MERIDIAN, AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH, FLORIDA.

GENERAL UTILITY (G.U.) EASEMENTS ARE DEDICATED 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 FACILITY.

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.



LOCATION MAP NOT TO SCALE

SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF NORTHBOUND US HIGHWAY NO. 1. SAID LINE BEARS: NORTH 00°00'00" EAST (ASSUMED).
2. 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.
3. 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.
4. 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.
5. D.E. - DENOTES DRAINAGE EASEMENT.
P.B. - DENOTES PLAT BOOK.
ORB - DENOTES OFFICIAL RECORDS BOOK.
POB - DENOTES POINT OF BEGINNING.
POC - DENOTES POINT OF COMMENCEMENT.
U.E. - DENOTES UTILITY EASEMENT.
R/W - DENOTES RIGHT-OF-WAY.
G.U. - DENOTES GENERAL UTILITY EASEMENT.
N.R. - DENOTES NON-RADIAL.
P.R.M. - DENOTES PERMANENT REFERENCE MARKER.
R - DENOTES RADIUS.
D. - DENOTES CENTRAL ANGLE.
L - DENOTES ARC LENGTH.
P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS.
SF - DENOTES SQUARE FEET.
PCP - DENOTES PERMANENT CONTROL POINT (LB#6456).
6. 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 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 13291, AT PAGE 9723 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF March, 2003.

WITNESS: BY: COLONIAL BANK AN ALABAMA BANKING CORPORATION MICHAEL P. IRVIN VICE PRESIDENT

WITNESS: BY: LINDA KANE A FLORIDA LIMITED LIABILITY COMPANY IRONWOOD PROPERTIES INC., A FLORIDA CORPORATION, ITS SOLE MEMBER

ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF Palm Beach SS 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 12 DAY OF March 2003.

NOTARY PUBLIC: My Commission Expires July 11, 2005

MY COMMISSION EXPIRES: PRINTED NAME Gina Biot

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF March, 2003.

WITNESS: BY: MALLORY II, LLC A FLORIDA LIMITED LIABILITY COMPANY IRONWOOD PROPERTIES INC., A FLORIDA CORPORATION, ITS SOLE MEMBER

WITNESS: BY: CARY D. GLICKSTEIN PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH SS

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 IRONWOOD PROPERTIES 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 10th DAY OF March 2003.

NOTARY PUBLIC: My Commission Expires July 11, 2005 PRINTED NAME JANET TAGGART COMMISSION # JD023066

REVIEWING SURVEYOR'S STATEMENT:

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

DATED: 12/18/02 BY: Paul D. Engle PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH SS I, MARCIA H. LANGLEY, 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 BE VESTED IN MALLORY II, A FLORIDA LIMITED LIABILITY COMPANY; 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: 3/13/03 BY: Marcia H. Langley GREENBERG TRAUIG

CITY APPROVALS:

THIS PLAT OF THE MERIDIAN WAS APPROVED ON THE 3rd DAY OF December, A.D. 2002, BY THE CITY COMMISSION OF THE CITY OF DELRAY 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.

ATTEST: Barbara Garito CITY CLERK MAYOR: Jeff Paul AND REVIEWED, ACCEPTED AND CERTIFIED BY: Paul D. Engle DIRECTOR OF PLANNING AND ZONING Randal K. Kujawa CITY ENGINEER Chad Adams FIRE MARSHAL Gerald Stales DIRECTOR OF ENVIRONMENTAL SERVICES

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: 12/11/02 BY: Michael D. Rose PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 01-0557

Five circular stamps: DEDICATION IRONWOOD PROPERTIES INC, ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT (COLONIAL BANK), ACKNOWLEDGEMENT, REVIEWING SURVEYOR, CITY OF DELRAY BEACH, SURVEYOR.