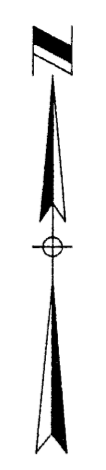
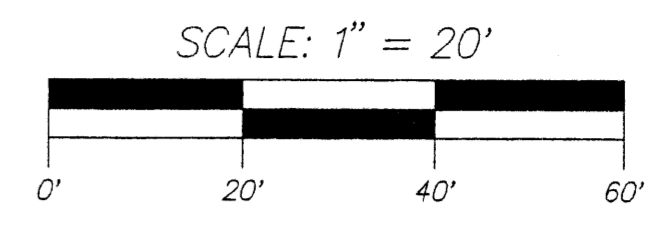


VILLAGE GRANDE OF DELRAY BEACH

BEING A REPLAT OF LOTS 16 AND 17, MAP OF SUBDIVISION OF BLOCK 100, TOWN OF DELRAY (PLAT BOOK 1, PAGE 65), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JANUARY 2003
SHEET 1 OF 1



COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 11:10 AM
THIS 20th DAY OF August
2003, AND DULY RECORDED IN PLAT BOOK NO.
99 ON PAGE 171

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

LEGEND:
C = CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (4" X 4" CONCRETE MONUMENT STAMPED "P.R.M. 353")
P.C.P. = PERMANENT CONTROL POINT (NAIL AND DISK #LB 353)
G.U.E. = GENERAL UTILITY EASEMENT

LINE TABLE

LINE #	DISTANCE	BEARING
L-1	4.67'	N.0°00'00"E
L-2	13.00'	S.90°00'00"W
L-3	16.17'	N.0°00'00"E
L-4	1.42'	S.90°00'00"W
L-5	9.33'	N.0°00'00"E
L-6	1.42'	N.90°00'00"E
L-7	17.50'	N.0°00'00"E
L-8	7.25'	N.90°00'00"E
L-9	1.83'	N.0°00'00"E
L-10	1.83'	N.0°00'00"E
L-11	7.25'	S.90°00'00"W
L-12	17.50'	N.0°00'00"E
L-13	1.42'	S.90°00'00"W
L-14	9.33'	N.0°00'00"E
L-15	1.42'	N.90°00'00"E
L-16	15.17'	N.0°00'00"E
L-17	13.00'	N.90°00'00"E
L-18	3.83'	N.0°00'00"E

THE SPECIAL ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGE GRANDE OF DELRAY BEACH HOME OWNERS ASSOCIATION, INC., FOR INGRESS-EGRESS PURPOSES.

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 "VILLAGE GRANDE OF DELRAY BEACH" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 7-24-03

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

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.081 (1) C.F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] 7/18/03
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 "VILLAGE GRANDE OF DELRAY BEACH" AS APPROVED ON THE 3rd DAY OF June, A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

MORTGAGEE'S CONSENT

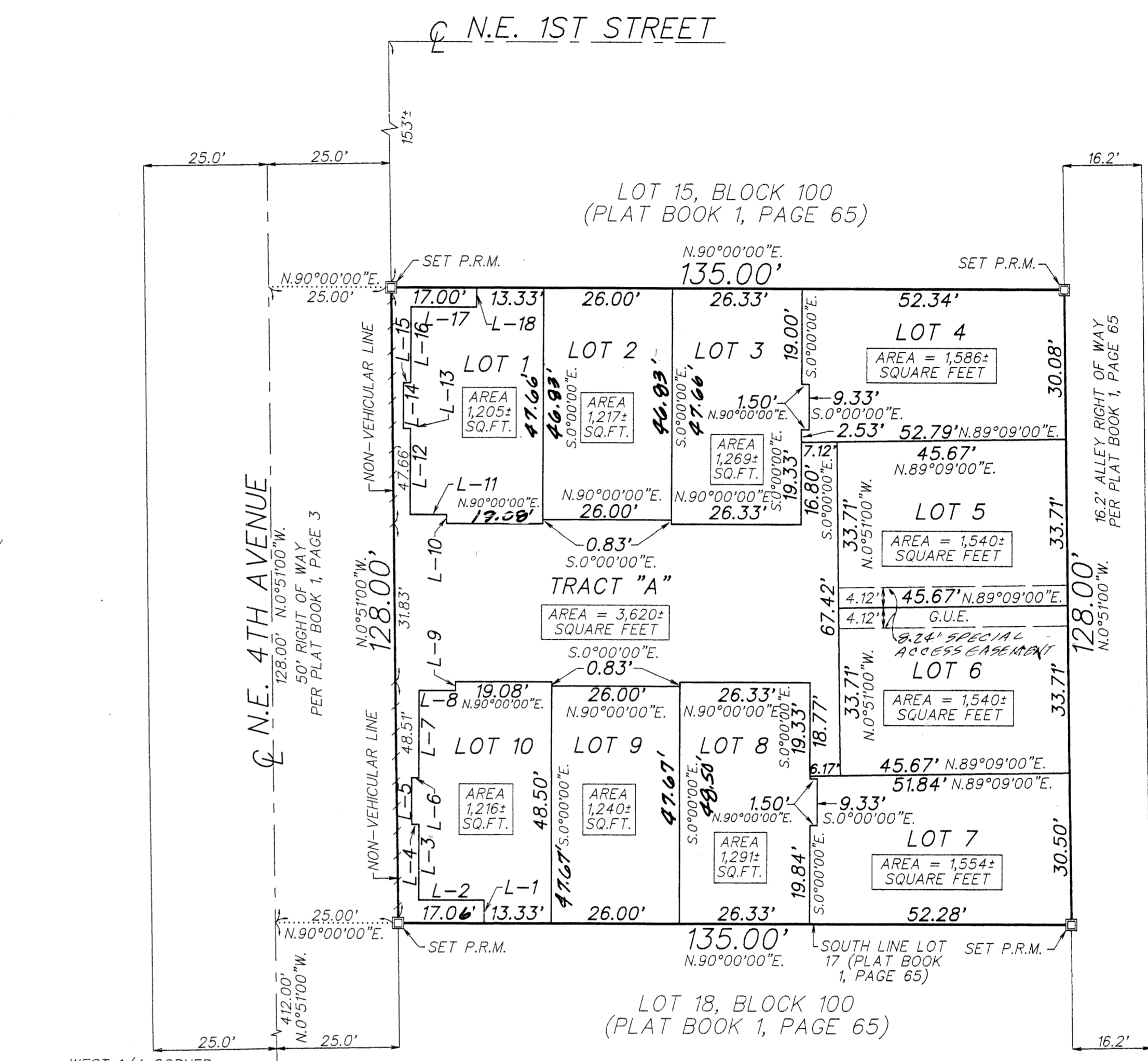
STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES 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 14601 AT PAGE 316 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF July, 2003.

WITNESS: [Signature] COLONIAL BANK, AN ALABAMA BANKING CORPORATION
NAME: [Signature] NAME: [Signature]
BY: [Signature] S.V. PRESIDENT

WITNESS: [Signature]
NAME: [Signature]



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE GRANDE OF DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF LOTS 16 AND 17, MAP OF SUBDIVISION OF BLOCK 100, TOWN OF DELRAY (PLAT BOOK 1, PAGE 65), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLAGE GRANDE OF DELRAY BEACH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 16 AND 17, MAP OF SUBDIVISION OF BLOCK 100, TOWN OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 65, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.40 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 10 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE VILLAGE GRANDE OF DELRAY BEACH HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS-EGRESS AND UTILITY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE GENERAL UTILITY EASEMENT IS 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 FACILITY.

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

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF JULY, 2003.

VILLAGE GRANDE OF DELRAY BEACH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature]
PRESIDENT VIKING MEMBER

WITNESS: [Signature]
DONNALEE PEREZ

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOUIS J. CARBONE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGE GRANDE OF DELRAY BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, 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 21st DAY OF JULY, 2003.
MY COMMISSION EXPIRES: 12/15/06
[Signature]
NAME: Alma Aguilera
COMMISSION NO.: DD 171637

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LOUIS J. CARBONE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLAGE GRANDE OF DELRAY BEACH, LLC, 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 NO ENCUMBRANCES OF RECORD.

DATE: July 21, 2003
[Signature]
LOUIS J. CARBONE
ATTORNEY STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Michael J. Rivin, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COLONIAL BANK, AN ALABAMA BANKING 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 21st DAY OF July, 2003.
MY COMMISSION EXPIRES: Sept. 1, 2005
[Signature]
NAME: Linda M. Kane
COMMISSION NO.: DD 041197

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 17, BLOCK 100 (PLAT BOOK 1, PAGE 65) HAVING A BEARING OF N.90°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, 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.

