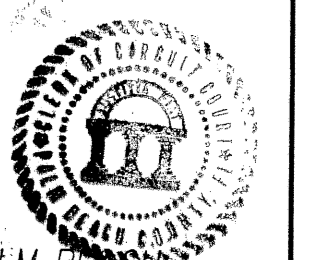


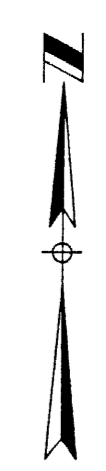
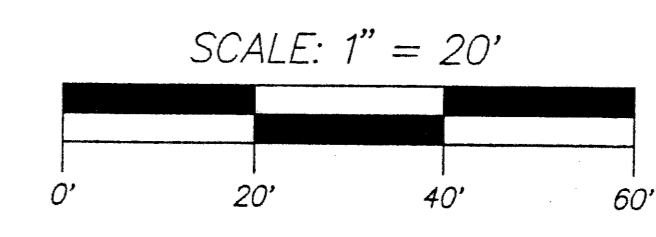
84



COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 9:00 AM  
THIS 12th DAY OF November  
2003, AND DULY RECORDED IN PLAT BOOK NO.  
100 ON PAGE 84

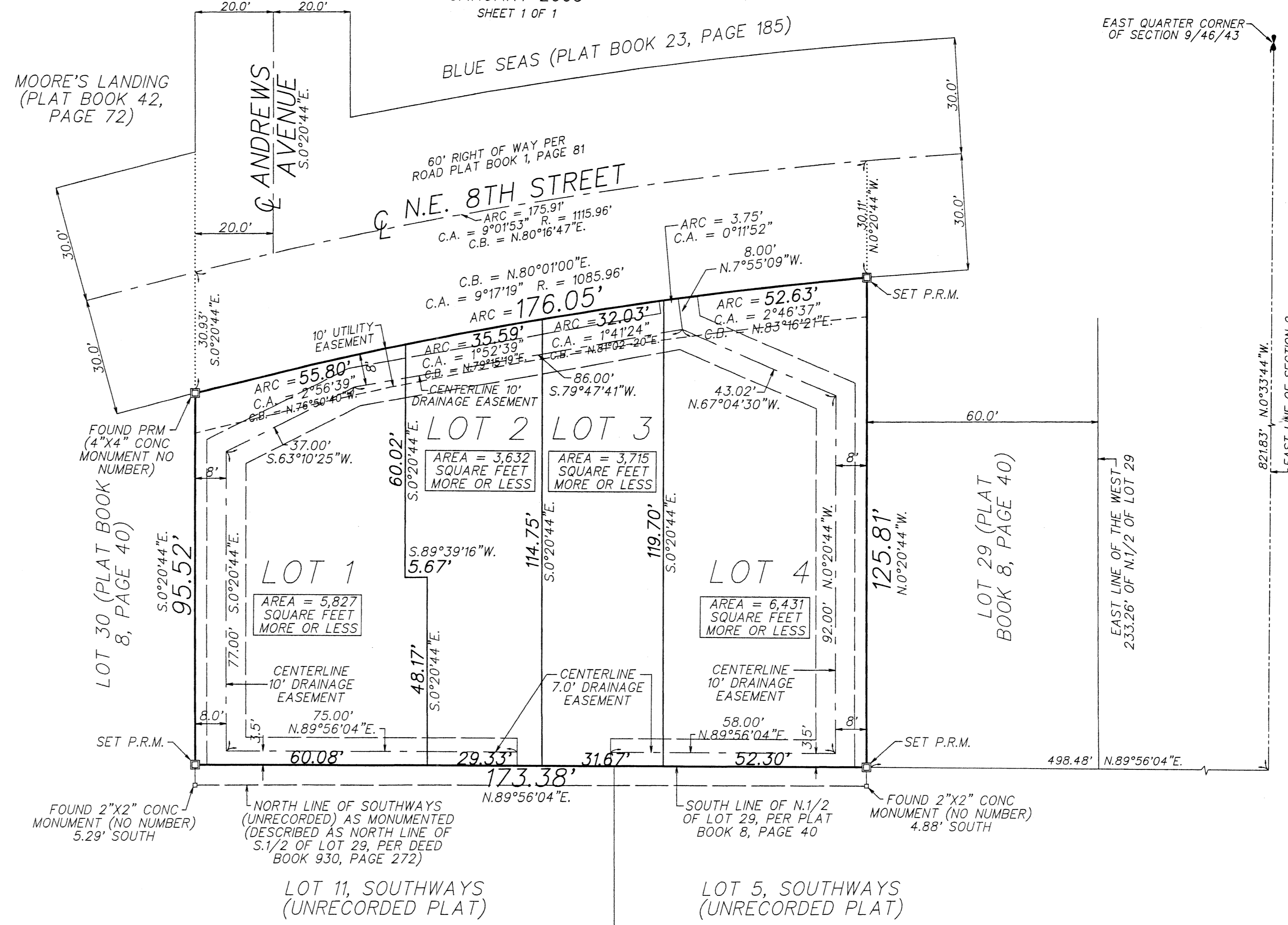
DOROTHY H. WILKEY, CLERK OF CIRCUIT COURT  
BY *[Signature]* D.C.



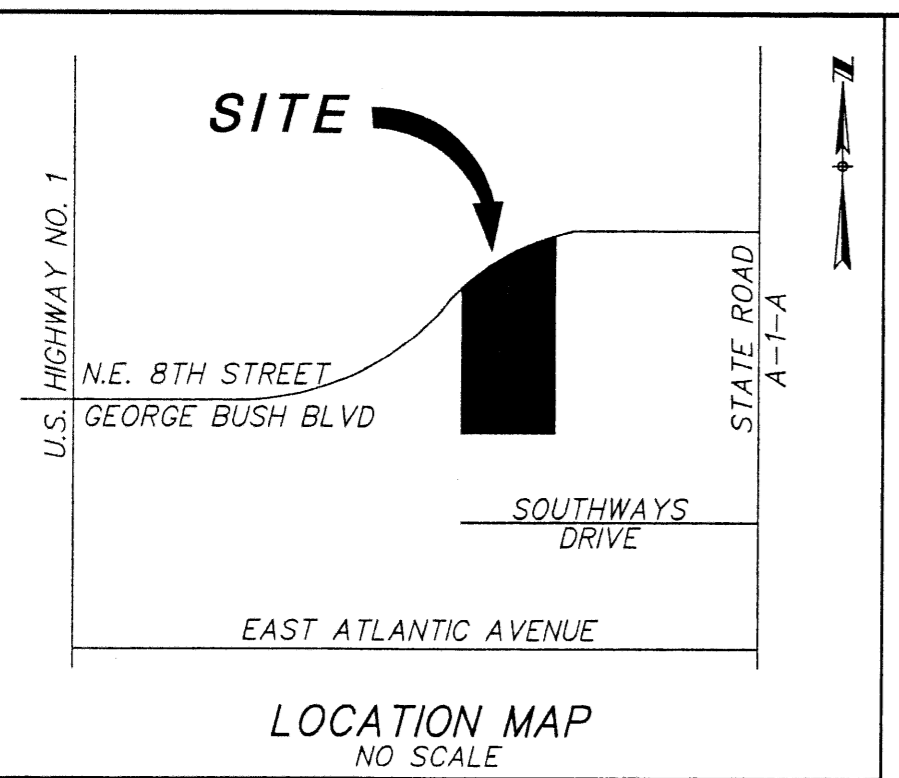
# SHOREWALKER PLACE

BEING A REPLAT OF A PORTION OF LOT 29, MODEL LAND COMPANY'S  
SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PLAT  
BOOK 8, PAGE 40, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2003  
SHEET 1 OF 1



- LEGEND:
- CL = CENTERLINE
  - P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM OSO 353") UNLESS NOTED OTHERWISE
  - C.A. = CENTRAL ANGLE
  - R. = RADIUS
  - C.B. = CHORD BEARING
  - CONC = CONCRETE



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT SHOREWALKER PLACE, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 29, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PLAT BOOK 8, PAGE 40, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SHOREWALKER PLACE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 90.26 FEET OF THE NORTH ONE-HALF (N.1/2) OF LOT 29 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR N.E. 8TH STREET.

AND

THE WEST 83 FEET OF THE EAST 143 FEET OF THE WEST 233.26 FEET OF THE NORTH ONE-HALF (N.1/2) OF LOT 29 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY OF N.E. 8TH STREET.

CONTAINING 19,605 SQUARE FEET OR 0.45 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 4, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SHOREWALKER PLACE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF SITE DRAINAGE AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY 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 18th DAY OF August, 2003.

SHOREWALKER PLACE, LLC  
A FLORIDA LIMITED LIABILITY CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*  
NAME: PRESIDENT

WITNESS: *[Signature]*

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jacqueline A. Parris WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SHOREWALKER PLACE, LLC, A FLORIDA LIMITED LIABILITY 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 FREEL ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF August, 2003.

MY COMMISSION EXPIRES: *[Signature]*

NOTARY PUBLIC  
NAME: PAULA S. ARNTZ  
COMMISSION NO.: DD079879

**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 "SHOREWALKER PLACE" 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: 8-19-03

*[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 177.09(9) F.S. HAVE BEEN 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.

*[Signature]* 8/15/03  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708

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

**CITY APPROVAL:**

THIS PLAT OF "SHOREWALKER PLACE" AS APPROVED ON THE 18th DAY OF July, A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

*[Signature]* MAYOR  
*[Signature]* ATTEST: CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]* DIRECTOR OF PLANNING AND ZONING  
*[Signature]* CHAIRPERSON PLANNING AND ZONING

*[Signature]* CITY ENGINEER  
*[Signature]* FIRE MARSHAL

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DONK S. CAMPBELL, III, 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 SHOREWALKER PLACE, LLC, A FLORIDA LIMITED LIABILITY CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: Oct 1, 2003

*[Signature]*  
NAME: ATTORNEY STATE OF FLORIDA

**NOTES:**

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE NORTH HALF (N.1/2) OF LOT 29 (PER PLAT BOOK 8, PAGE 40) HAVING A BEARING OF N.89°56'04"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, SLITER & 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.

CITY OF DELRAY BEACH SEAL  
SURVEYORS SEAL  
REVIEWING SURVEYORS SEAL  
SHOREWALKER PLACE, LLC