

912 PLAT

BEING A RE-PLAT OF A PORTION OF LOT 9, OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, (PLAT BOOK 1, PAGE 4, PALM BEACH COUNTY RECORDS) SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

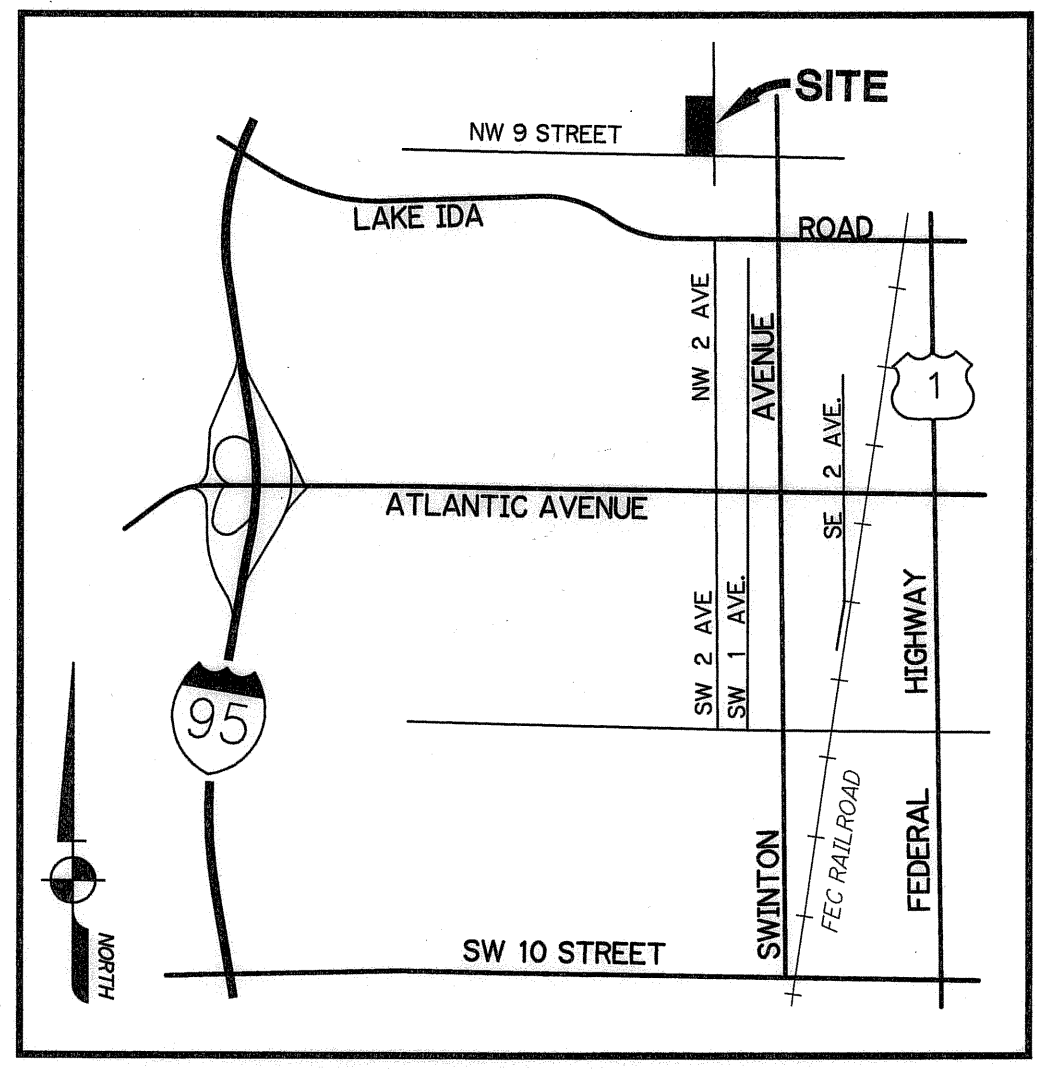
32

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 3:41 PM this 22 day of February, 2005, and duly recorded in Plat Book 104, Pages 32, through 33.

SHARON R. BOCK
Clerk & Comptroller
By: *[Signature]*

SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
NOVEMBER, 2004



LOCATION SKETCH (NOT TO SCALE)

TITLE CERTIFICATION

I, ALAN I. ARMOUR II, 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 HEREON DESCRIBED PROPERTY IS VESTED TO LH VENTURES, INC. A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE ONLY MORTGAGE OF RECORD IS THAT CERTAIN MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS FROM LH VENTURES, INC., TO ENTERPRISE NATIONAL BANK OF PALM BEACH COUNTY, FLORIDA; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED HEREON.

DATED: 1/19/05

[Signature]
PRINT NAME: ALAN I. ARMOUR II
ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY APPROVAL

THIS PLAT OF " 912 PLAT ", WAS APPROVED ON THE 4th DAY OF January, A.D. 2005, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *[Signature]*

ATTEST: *[Signature]*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DIRECTOR OF PLANNING AND ZONING

[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature]
CITY ENGINEER

[Signature]
CITY OF DELRAY BEACH FIRE MARSHAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LH VENTURES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

The East 170 feet of all the South one-half (S-1/2) of the West one-half (W-1/2) of the North one-half (N-1/2) of the Northeast one-quarter (NE-1/4) of the Southeast one-quarter (SE-1/4) of Section 8, Township 46 South, Range 43 East, LESS the East 25 feet (E-25') and LESS the South 25 feet (S-25') thereof deeded to the City of Delray Beach, Florida, for street purposes;
Said property also being described as:

The East 170 feet of the South one-half (S-1/2) of the West one-half (W-1/2) of Lot Nine (9) Model Land Company's Subdivision of Section Eight (8), Township 46 South, Range 43 East, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 1, Page 4, LESS the East 25 feet and LESS the South 25 feet thereof deeded to the City of Delray Beach, Florida, for street purposes.

Containing 44,717 square feet, (1.02656 acres) more or less.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS " 912 PLAT " AND FURTHER DEDICATES AS FOLLOWS:

1. GENERAL UTILITY EASEMENT

THE GENERAL UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH AND TO PRIVATE AND PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION SYSTEMS, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES, ETC. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 18 DAY OF January, 2005.

WITNESS: *[Signature]*
PRINT NAME: Mia Rowell

LH VENTURES, INC., A FLORIDA CORPORATION

BY: *[Signature]*
LINN D. HEATON, PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: BRYANT THOMAS

ACKNOWLEDGMENT

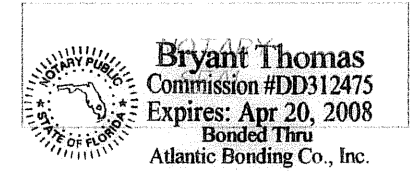
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED LINN D. HEATON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LH VENTURES, INC., A FLORIDA 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 18 DAY OF January, 2005.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:



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, FLORIDA.

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS, THAT ENTERPRISE NATIONAL BANK OF PALM BEACH, IS THE HOLDER OF 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 RECORDS BOOK 17019 AT PAGE 1354 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ENTERPRISE NATIONAL BANK OF PALM BEACH, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, THIS 21 DAY OF January, 2005.

ENTERPRISE NATIONAL BANK OF PALM BEACH

WITNESS: *[Signature]*
PRINT NAME: ALAN I. ARMOUR II

BY: *[Signature]*
PRINT NAME: CONSTANCE W. WARD

WITNESS: *[Signature]*
PRINT NAME: CORAL R. ST. PIERRE

PRINT TITLE: V.P.

ACKNOWLEDGEMENT

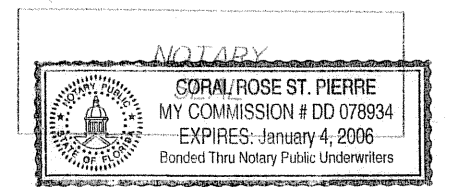
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED Constance W. Ward WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. OF ENTERPRISE NATIONAL BANK OF PALM BEACH, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 21 DAY OF January, 2005.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:



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 " 912 PLAT ", 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.

DATED: 1/13/05

[Signature]
PAUL D. ENGLE, P.S.M.
FLORIDA REGISTRATION NO. 5708
O'BRIEN, SUITER AND O'BRIEN
L.B. NO. 0353

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 MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., 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 CITY OF DELRAY BEACH, FLORIDA.

DATED: 1/13/05

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

